



IRONWOOD

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AGENDA
REGULAR IRONWOOD CITY COMMISSION MEETING
December 9, 2024

LOCATION: IRONWOOD MEMORIAL BUILDING
COMMISSION CHAMBERS
213 S. MARQUETTE ST.
IRONWOOD, MI 49938

Public Hearing – 5:25 P.M.
Regular Meeting – 5:30 P.M.

ZOOM OPTION AVAILABLE FOR THE PUBLIC

(Please visit the City website at www.ironwoodmi.gov or the notice posted at the Memorial Building for Zoom Webinar login instructions.)

PUBLIC HEARING
5:25 P.M.

1. Open Public Hearing
 2. Recording of the Roll.
 3. Public Hearing: To receive public comment on the condemnation of a Described Structure Constituting a Public Nuisance at 615 E. Tamarack Street.
 4. Close Public Hearing.
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REGULAR MEETING
5:30 P.M.

- A. Regular Meeting Called to Order.
Pledge of Allegiance to the United States of America.
- B. Recording of the Roll.
- C. Approval of the Consent Agenda. *
All items with an asterisk () are considered to be routine by the City Commission and will be enacted by one motion. There will be no separate discussion of those items unless a Commission member or citizen so requests, in which event the item will be removed from the General Order of Business and considered in its normal sequence on the Agenda.*



*1) Approval of Minutes:

- a. Regular City Commission Meeting Minutes of November 25, 2024.

*2) Review and Place on File:

- a. Pat O'Donnell Civic Center Meeting Minutes of November 5, 2024.
- b. Ironwood Planning Commission Meeting Minutes of August 1, 2024.
- c. Ironwood Planning Commission Meeting Minutes of September 5, 2024.
- d. Parks and Recreation Committee Meeting Minutes of August 5, 2024
- e. Parks and Recreation Committee Meeting Minutes of September 12, 2024.
- f. Downtown Ironwood Development Authority Meeting Minutes of October 24, 2024.

D. Approval of the Agenda.

E. Citizens wishing to address the Commission on Items on the Agenda. (Three Minute Limit).

F. Citizens wishing to address the Commission on Items not on the Agenda. (Three Minute Limit).

G. Introduction of new City of Ironwood staff members Matthew Igl and Bridget Braspenick

H. Presentation: Certificate of Appreciation to Jeff Sjoquist of Coleman Engineering

I. Presentation: Community Development Director Tom Bergman
(RE: FY 2023-2024 Planning Commission Annual Report)

UNFINISHED BUSINESS

J. Consider declaring a public nuisance and order condemnation for the removal of a structure at 615 E. Tamarack Street.

K. Discuss and consider approving Rural Development Pay Package #17 in the amount of \$586,877.20 for the City of Ironwood – Water Treatment Plant Phase I Project and approve authorized signature to sign all applicable documents.

L. Discuss and consider approving Payment #1, for Jake's Excavating, in the amount of \$89,017.47 for the TMF Water Service Exploration Project and approve authorized signature to sign all applicable documents.

M. Discuss and consider the approval of \$20,000 of Additional Services for HDR Michigan, Inc for the Phase 2 Water Treatment Plant Project and authorize City Manager to sign all applicable documents.

N. Discuss and consider approving Change Order #1 for PK Contracting, which is an increase of \$5,328.88 for the 2024 Pavement Striping Project and approve authorized signature to sign all applicable documents.

O. Discuss and consider approving Payment #1, for PK Contracting, in the amount of \$43,114.88 for the 2024 Pavement Striping Project and approve authorized signature to sign all applicable documents.

P. Discuss and consider authorizing the contract and payment of \$113,102.00 for Nasi Construction for the insurance siding repairs to the Pat O'Donnell Civic Center.

NEW BUSINESS

- Q. Discuss and consider approving the Gogebic County Land Bank Access and Demolition Agreement for 456 E. Tamarack St, as a condition of the State Land Bank Grant and authorize the City Manager to sign all applicable documents.
- R. Discuss and consider approval of the Norrie Street Border Bridge Agreement and authorize City Manager to sign all applicable documents.
- S. Discuss and consider approval of the Dupont Road Border Bridge Agreement and authorize City Manager to sign all applicable documents.
- T. Manager's Report.
- U. Other Matters.
- V. Consider going into closed session pursuant to MCL 15.268(a), personnel evaluation of the DPW Supervisor / Assessor.
- W. Return to Open Session
- X. Discuss and consider salary adjustment for the DPW Supervisor / Assessor.
- Y. Adjournment.

Proceedings of the Ironwood City Commission Meeting

A Regular Meeting of the Ironwood City Commission was held on November 25, 2024, at 5:30 P.M., preceded by Public Hearings at 5:15 P.M., 5:20 P.M., and 5:25 P.M., in the Commission Chambers, Second Floor of the Municipal Memorial Building in the City of Ironwood.

1. Mayor Pro Tem Andresen opened the Public Hearing at 5:15 P.M.
2. Recording of the Roll.
PRESENT: Commissioners Korpi, Mildren, Semo, and Andresen
ABSENT: Mayor Corcoran (excused)
3. Public Hearing: To receive public comment relative to a Blight Violation at 45 Aurora Location. Director Andrew DiGiorgio shared pictures of the property and outlined the conversations and letters sent to the owner. No additional comments were received.
4. Mayor Pro Tem Andresen closed the Public Hearing at 5:17 P.M.

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1. Mayor Pro Tem Andresen opened the Public Hearing at 5:20 P.M.
 2. Public Hearing: To receive public comment relative to a Blight Violation at 301 E. Houk Street. Director DiGiorgio shared pictures of the property. Two comments from the public were received about the property. One indicated he knew the property owner and the trailer in the yard is broken. Another resident offered to help the property owner. No additional comments were received.
 3. Mayor Pro Tem Andresen closed the Public Hearing at 5:24 P.M.

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1. Mayor Pro Tem Andresen opened the Public Hearing at 5:25 P.M.
 2. Public Hearing: To receive public comment relative to the Community Development Block Grant Application for the “MI-Neighborhood Program” in the City of Ironwood. Community Development Director Tom Bergman reviewed the MI-Neighborhood Program and the funding that the City was awarded to help enhance properties within the City of Ironwood. No additional comments were received.
 3. Mayor Pro Tem Andresen closed the Public Hearing at 5:27 P.M.

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- A. Mayor Pro Tem Andresen called the Regular Meeting to Order at 5:30 P.M.

A moment of silence was held in honor and memory of Neil Corcoran, who retired from the City’s Department of Public Works in 2023, after a 30-year career, and passed away unexpectedly on Monday, November 18.

- B. Recording of the Roll.
PRESENT: Commissioners, Korpi, Mildren, Semo, and Andresen
ABSENT: Mayor Corcoran (excused)

Motion was made by Semo, seconded by Korpi, and carried, to excuse Mayor Corcoran from the Public Hearings and Regular Commission meeting.

C. Approval of the Consent Agenda.

1) Regular City Commission Meeting Minutes of November 11, 2024.

2) Review and Place on File:

a. Ironwood Housing Commission Meeting Minutes of November 12, 2024.

b. Human Relations & Equity Committee Meeting Minutes of October 8, 2024.

Motion was made by Semo, seconded by Korpi, to approve the Consent Agenda as presented. Unanimously passed by roll call vote.

D. Approval of the Agenda.

Motion was made by Mildren, seconded by Semo, and carried, to amend the Agenda to add Unfinished Business, items, U. Discuss and consider adopting Resolution #024-034-A, a Resolution Ordering Removal and Abatement of the Hazard and Nuisance of the property located at 45 Aurora Street, and V. Discuss and consider adopting Resolution #024-035-A, a Resolution Ordering Removal and Abatement of the Hazard and Nuisance of the property located at 301 E. Houk Street.

E. Review and Place on File:

1. Revenue & Expenditure Report.

2. Cash and Investment Summary Report.

Motion was made by Semo, seconded by Mildren, and carried, to receive and place on file the Statement of Revenue & Expenditures Report for the month ending October 2024, and the Cash and Investment Summary Report for October 2024.

F. Approval of Monthly Check Register Report.

Motion was made by Semo, seconded by Korpi, to approve the Check Register Report for October 2024 as presented. Unanimously passed by roll call vote.

G. Citizens wishing to address the Commission on Items on the Agenda. (Three Minute Limit).

Terry Kiefer addressed the Commission on Agenda item J. He purchased the home at 1010 N. Hemlock Street not knowing it was in the process of being condemned. Mr. Keifer informed the Commissioners that he made several updates to the property and is working with local electricians and HVAC contractors to make the house livable.

Kelli Stanczak addressed the Commission on Agenda item J. Ms. Stanczak indicated that she's been trying for 6 years to have that home condemned citing several opinions as to why she feels the property should be condemned.

H. Citizens wishing to address the Commission on Items not on the Agenda. (Three Minute Limit). There were none.

I. Presentation: 2024 Blight Update, Ironwood Public Safety Department.

Andrew DiGiorgio presented an update on Blight efforts to date in 2024. A few highlights noted include 290 letters being sent out, 141 grass notices, 23 grass cuttings by the City and only 6

properties requiring the City to perform the Blight clean-up. Andrew reiterated that the Blight process, despite taking time, does work with consistent efforts and diligence.

UNFINISHED BUSINESS

J. Discuss condemnation process status update at 1010 N. Hemlock Street.

***Motion** was made by Semo, seconded by Korpi, to extend the date for 1010 N. Hemlock Street to complete the updates required to make the property livable with heat, water, and electric, by 60 days, or January 24, 2025. Unanimously passed by roll call vote.*

K. Discuss and consider adopting Resolution #024-048, clean-up costs associated with the abatement of 205 N. Curry Street.

***Motion** was made by Mildren, seconded by Semo, to adopt Resolution #024-048, authorizing collection of clean-up costs associated with the abatement of 205 N. Curry Street. Unanimously passed by roll call vote.*

L. Discuss and consider adopting Resolution #024-049, clean-up costs associated with the abatement of 239 W. Ayer Street.

***Motion** was made by Mildren, seconded by Semo, to adopt Resolution #024-049, authorizing collection of clean-up costs associated with the abatement of 239 W. Ayer Street. Unanimously passed by roll call vote.*

M. Discuss and consider adopting Resolution #024-050, clean-up costs associated with the abatement of 257 E. Michigan Street.

***Motion** was made by Semo, seconded by Korpi, to adopt Resolution #024-050, authorizing collection of clean-up costs associated with the abatement of 257 E. Michigan Street. Unanimously passed by roll call vote.*

N. Discuss and consider approving Change Order #3, for Jake's Excavating, which is an increase of \$99,506.58 for the Phase 5A Water Project and authorize the Mayor Pro Tem to sign all applicable documents.

***Motion** was made by Mildren, seconded by Korpi, to approve Change Order #3, for Jake's Excavating, which is an increase of \$99,506.58 for the Phase 5A Water Project and authorize the Mayor Pro Tem to sign all applicable documents. Unanimously passed by roll call vote.*

O. Discuss and consider approving Payment #3, for Jake's Excavating, in the amount of \$691,337.84 for the Phase 5A Water Project and authorize the Mayor Pro Tem to sign all applicable documents.

***Motion** was made by Semo, seconded by Mildren, to approve Payment #3, for Jake's Excavating, in the amount of \$691,337.84 for the Phase 5A Water Project and authorize the Mayor Pro Tem to sign all applicable documents. Unanimously passed by roll call vote.*

P. Discuss and consider approving Change Order #14, for Jake's Excavating, which is an increase of \$14,006.25 for the Lead Service Line Replacement Project and authorize the Mayor Pro Tem to sign all applicable documents.

Motion was made by Semo, seconded by Mildren, to approve Change Order #14, for Jake's Excavating, which is an increase of \$14,006.25 for the Lead Service Line Replacement Project and authorize the Mayor Pro Tem to sign all applicable documents. Unanimously passed by roll call vote.

Q. Discuss and consider approving Payment #13, for Jake's Excavating, in the amount of \$208,573.52 for the Lead Service Line Replacement Project and authorize the Mayor Pro Tem to sign all applicable documents.

Motion was made by Semo, seconded by Korpi, to approve Payment #13, for Jake's Excavating, in the amount of \$208,573.52 for the Lead Service Line Replacement Project and authorize the Mayor Pro Tem to sign all applicable documents. Unanimously passed by roll call vote.

R. Discuss and consider approving Change Order #10, for C.D. Smith, which is an increase of \$65,002.29 for the Water Treatment Plant Phase 1 Project and authorize the Mayor Pro Tem to sign all applicable documents.

Motion was made by Mildren, seconded by Semo, to approve Change Order #10, for C.D. Smith, which is an increase of \$65,002.29 for the Water Treatment Plant Phase 1 Project and authorize the Mayor Pro Tem to sign all applicable documents. Unanimously passed by roll call vote.

S. Discuss and consider approving Change Order #3, for C.D. Smith, which is an increase of \$76,303.25 for the Water Treatment Plant Phase 2 Project and authorize the Mayor Pro Tem to sign all applicable documents.

Motion was made by Mildren, seconded by Korpi, to approve Change Order #3, for C.D. Smith, which is an increase of \$76,303.25 for the Water Treatment Plant Phase 2 Project and authorize the Mayor Pro Tem to sign all applicable documents. Unanimously passed by roll call vote.

T. Discuss and consider approving Payment #1, to Reform Enterprises, LLC., in the amount of \$53,178.00 for the 2024 Bonnie Road Lift Station Generator Project.

Motion was made by Semo, seconded by Mildren, to approve Payment #1, to Reform Enterprises, LLC., in the amount of \$53,178.00 for the 2024 Bonnie Road Lift Station Generator Project. Unanimously passed by roll call vote.

U. Discuss and consider adopting Resolution #024-034-A, a Resolution Ordering Removal and Abatement of the Hazard and Nuisance of the property located at 45 Aurora Street.

Motion was made by Semo, seconded by Korpi, to adopt Resolution #024-034-A, a Resolution Ordering Removal and Abatement of the Hazard and Nuisance of the property located at 45 Aurora Street. Unanimously passed by roll call vote.

V. Discuss and consider adopting Resolution #024-035-A, a Resolution Ordering Removal and Abatement of the Hazard and Nuisance of the property located at 301 E. Houk Street.

Motion was made by Semo, seconded by Mildren, to adopt Resolution #024-035-A, a Resolution Ordering Removal and Abatement of the Hazard and Nuisance of the property located at 301 E. Houk Street. Unanimously passed by roll call vote.

NEW BUSINESS

W. Discuss and consider adopting Resolution #024-051, a Resolution approving a CDBG Application for MSHDA MI Neighborhood Grant for Housing Rehabilitation Project.

Motion was made by Semo, seconded by Mildren, to adopt Resolution #024-051, a Resolution approving a CDBG Application for MSHDA MI Neighborhood Grant for Housing Rehabilitation Project. Unanimously passed by roll call vote.

X. Discuss and consider adopting Resolution #024-052, a Resolution to consider the condemnation of a Described Structure Constituting a Public Nuisance at 615 E. Tamarack Street, Ironwood, MI, and scheduling a Public Hearing for 5:25 p.m. on Monday, December 9, 2024.

Motion was made by Mildren, seconded by Korpi, to adopt Resolution #024-052, a Resolution to consider the condemnation of a Described Structure Constituting a Public Nuisance at 615 E. Tamarack Street, Ironwood, MI, and scheduling a Public Hearing for 5:25 p.m. on Monday, December 9, 2024. Unanimously passed by roll call vote.

Y. Discuss and consider approving a Settlement Agreement between the City of Ironwood and HDR Michigan, Inc. providing an \$8,611.26 credit to the City for the removal of SCADA work from Phase I of the Water Treatment Plant Project.

Motion was made by Semo, seconded by Mildren, to approving a Settlement Agreement between the City of Ironwood and HDR Michigan, Inc. providing an \$8,611.26 credit to the City for the removal of SCADA work from Phase I of the Water Treatment Plant Project. Unanimously passed by roll call vote.

Z. Discuss and consider the City Employee Gratuity for the Holiday Season.

Motion was made by Semo, seconded by Korpi, to approve the City Employee Gratuity for the Holiday Season. Unanimously passed by roll call vote.

AA. Discuss and consider Michigan Baseball Congress Proposal for using Randa Field.

Motion was made by Semo, seconded by Korpi, to authorize the City Manager to proceed forward with the Michigan Baseball Congress to work toward an Agreement for use of the Randa Field. Unanimously passed by roll call vote.

BB. Manager's Report.

City Manager Paul Anderson provided the following updates:

Engineering Updates

- Jakes has been working on the \$598,000 TMF grant for about 6 weeks. This is identifying material types of water services on ~520 unknown water services. So far in the north part of town, they have found 4 galvanized/lead line out of the first 150 lines: the rest were copper. This is good news for our long-term liability of number of services that need to be replaced. Running almost two crews per day.*
- The \$3MIL lead service line replacement project with Jakes Excavating is about to shut down for the winter season. There aren't many more that we can do with winter conditions about to set in.*

- *Phase 5A water system project is on hold for the season. Remaining work for next year consists of getting grass to grow, raising a couple of hydrants, paving the second lift of asphalt and other miscellaneous work.*
- *Phase 5B water and sewer project the design is in progress. The plan is to submit for sewer and water permits in December and then have a bid package ready by January / February. Construction will occur in 2025 and 2026. This is roughly a \$11 MIL construction project.*
- *\$11MIL Phase 1 of the water plant project continues with CD Smith Construction. With a 12/15/24 substantial completion, they are beginning some of the startup process with more trainings and startups the week of 12/10/24. They completed the tie in of one of the two new 16" lines coming out of the plant into the existing 16" lines that go to town. The second tie-in will be completed this week. Final Completion for the Phase 1 project is currently 1/15/25.*
- *\$11MIL Phase 2 of the water plant is underway. We have biweekly meetings w/ the team. Phase 2 team is 95% the same as the Phase 1 team. Submittals are starting to begin now. Construction of some of the phase 2 interior walls are expected to start in December.*
- *Curry Park Campground: Work for the season is complete. Today they installed the new sign posts on the highway and will hang the signs (one on each side) in the coming days. These posts match the details for the Ironwood sign by the MI Welcome Center at the west end of town on US2. Next spring DPW will work on getting grass to grow and needs to install a couple of trees/shrubs. Next year DPW will pave some of the spaces that were left by the removal of the bathroom exterior walls.*
- *Library Community Spaces Grant Project: The project is planned for construction in 2025 with completion in the spring of 2026. Library is working on issuing Notice of Award and getting the contract signed with Ruotsala Construction. This winter we will work with Ruotsala to come up with some value engineering options.*
- *Historic Ironwood Theatre's Community Spaces grant will be occurring in January / February for installing a new stage rigging system. This work is being done by Angelo Luppino Inc and a subcontractor of theirs who specializes in this type of work. They are having some planning meetings in early December.*
- *Our lift station generator project has made recent progress. Last week Reform Electric and Xcel Energy were working on the electrical modifications for the generator. Midland has installed the propane tank. The generator is planned to arrive in January and be installed and hooked up at that time.*
- *I will be putting together a list of projects that need to be bid out this winter and get that on an upcoming Commission agenda to get authorization to go out for bids for those projects.*
- *I am working on an update to the GIWA Project Performance Certification Workplan for things that Ironwood is doing to reduce our Inflow and Infiltration within our sanitary sewer system. That update is due to EGLE on 12/31/24.*
- *Part of that plan is the work that I am doing to get the 15 commercial buildings to disconnect their roof drains from the City Sanitary sewer system. I am working with each business to have them get a plan to disconnect by 7/1/25 as required by the City's letter sent out this past summer.*

Managers Updates

- *HKGI is working on the Comp plan and the housing plan. They have a draft site layout plan for the 17-acre Ayer St parcel, which is exciting to see. They will be in touch soon w/ further updates and drafts of the plans.*
- *Update on open positions:*

- *HR Manager: Bridget Braspenick started today.*
- *Assistant Finance Director: Matt Igl is going to start on 12/2/24.*
- *As well as Public Safety Officer at IPSD is still taking applications.*
- *Comprehensive Deer Management Hunt in the City of Ironwood opened Oct. 1. To date we have 12 people participating with 12 does and 1 buck harvested. The City Hunt is closed until 12/1 except for those w/ a buck tag.*
- *Auditors are almost complete with the annual audit. Everything is looking good at this point.*
- *Staff are working on the Capital Improvement Project process. This is the beginning of our 8 month budgeting process for the new fiscal year beginning July 1st 2025.*
- *Upcoming events include Thanksgiving on Thursday for which we will be closed TH and FRI this week, Warren Miller ski movie at HIT on Saturday 11/30, Jack Frost Parade on Saturday 12/7 and Mt Zion Snowcross Nationals on 12/13-14.*
- *Reminder for garbage collection: if your garbage or recycling isn't taken, please leave it out on the next business day. Sometimes there are mechanical issues, and the collectors are not able to finish a route.*
- *There will be no changes to the garbage collection routes / days / times this week for Thanksgiving. Please plan on your normal garbage day.*
- *Lights will be hung on US2 and BR2 in the coming days by DPW.*
- *We are back in to snow plowing season. Please remember to comply with the no overnight parking rules from now until April 1st.*

CC. Other Matters.

Commissioner Semo reminded the public that the new signs designed with the assistance of the HREC are installed, commented that he stopped into one of the newest cannabis stores and thought it was neat to see the rules set by the Commission instituted within the store.

Commissioner Mildren wished the staff and public a very Happy Thanksgiving.

Mayor Pro Tem Andresen wished to thank his fellow Commissioners and Jen for the guidance and direction with running the meeting which he doesn't often do.

DD. Adjournment.

Motion was made by Semo, seconded by Mildren, and carried, to adjourn the meeting at 7:00 P.M.

David Andresen, Mayor Pro Tem

Jennifer L. Jacobson, City Clerk

Civic Center Meeting Minutes

11/5/24

1. Meeting called to order at 5:03 pm by Thomason.
2. Roll Call: Gullan, Mildren, Pellinen, Peterson, Re, Thomason, and Mgr. Kivisto present. Stempihar absent.
3. Motion to approve the agenda was made by Gullan, seconded by Mildren. Motion approved.
4. Motion to approve the minutes was made by Mildren, seconded by Gullan. Motion approved.
5. Motion to receive and place on file the financial statements was made by Gullan, seconded by Peterson. Roll call vote was as follows: Mildren-yes, Pellinen-yes, Re-yes, Thomason-yes, Peterson-yes, Gullan-yes. Motion approved.
6. Citizens wishing to address the Board on items on the agenda: N/A
7. Citizens wishing to address the Board on items not on the agenda: N/A
8. Old Business:
 - A. Locker Room Addition: Discussion about the new locker room addition was held. Discussion included but wasn't limited to construction being completed; only waiting on the rubber flooring.
9. New Business:
 - A. Lighting and Sound for Lumberjacks Games: Discussion about lighting and sound for the Lumberjacks' games was held. Discussion included but wasn't limited to making the warm-ups and introductions more fun; the team has their own sound system that they would like to put up; speakers and subwoofers would be placed on top of the changing rooms; lighting would include red and white lights; and smoke/fog guns might be used as well.
 - B. UHL Invoice: Discussion about the UHL Invoice was held. Discussion included but wasn't limited to UHL Invoice #66744A (10/22/24) for \$1,266.00 for work done to the dehumidification system.
 - i. Motion to pay UHL Invoice #66744A was made by Mildren, seconded by Gullan. Roll call vote was as follows: Pellinen-yes, Peterson-yes, Re-yes, Thomason-yes, Gullan-yes. Mildren-yes. Motion approved.
 - C. Polar Bear Hockey Club (PBHC) Contract: Discussion about the PBHC contract was held. Discussion included but wasn't limited to the PBHC approving the contract.
 - i. Motion to ratify the contract when Stempihar is available was made by Mildren, seconded by Gullan. Motion approved.

10. Manager's Report:

- A. Credit Card System: Discussion and update of the credit card system was held. Discussion included but wasn't limited to the company contacting us again because they are now able to do what the Civic Center requested this past summer.
- B. Bylaws: Discussion and update about the Bylaws was held. Discussion included but wasn't limited to the Bylaws being finished on Thursday and brought to the committee for final approval.

11. Other Matters:

- A. Showers: Discussion about the locker room showers was held. Discussion included but wasn't limited to the showers not working properly; the hot water only works for about 10 minutes; issue is probably a problem with a valve; Future Plumbing is currently working on fixing the issue.
- B. Sewers: Discussion about the sewer system was held. Discussion included but wasn't limited to the sewers backing up; Tula Toilet and Septic was able to clean everything up; placing a screen in the sewage system to help prevent back-ups; Ironwood Township recommends Tula Toilet and Septic cleans out the system once per year before the ice season begins.
 - i. Motion to approve Mgr. Kivisto to purchase and install a Station Guard for \$1,849.00 was made by Thomason, seconded by Gullan. Roll call vote was as follows: Mildren-yes, Pellinen-yes, Peterson-yes, Re-yes, Gullan-yes, Thomason-yes. Motion approved.

12. Next Meeting Tuesday, December 3rd, 2024, at 5:00 pm at the Civic Center.

13. Motion to adjourn at 5:33 was made by Thomason, seconded by Re. Motion approved.



IRONWOOD
MICHIGAN | *Find Your North*

PROCEEDINGS OF THE IRONWOOD PLANNING COMMISSION
Thursday, August 1, 2024

A Regular Meeting of the Planning Commission was held on Thursday, August 1, 2024 in the City of Ironwood Memorial Building Women’s Club Room.

1. Call to Order: Chair Davey called the meeting to Order at 5:00 p.m.
2. Recording of the Roll:

MEMBER	PRESENT		EXCUSED	NOT EXCUSED
	YES	NO		
Sam Davey	X			
Scott Bissell	X			
Vacant				
Mark Silver	X			
John Spence	X			
Rich Jenkins	X			
Vacant				
David Andresen ex-officio, non-voting member	X			
	6	0		

Also present: Community Development Director Tom Bergman.

3. Approval of the May 2, 2024 Meeting Minutes.

Motion by Silver to approve the Meeting Minutes. Second by Bissell. Motion Carried 4 to 0.

4. Approval of the Agenda:

Motion by Jenkins to approve the Agenda. Second by Spence. Motion Carried 4 to 0.

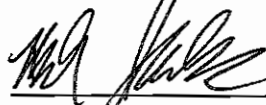
5. Citizens wishing to address the Commission regarding Items on the Agenda (three-minute limit):

6. Citizens wishing to address the Commission regarding Items not on the Agenda (three-minute limit): None.
7. Items for Discussion and Consideration.
 - A. Comprehensive Plan and Strategic Housing Plan Project Update: The survey is now closed. Kevin from HKGI was at Festival Ironwood and had talked to some people at that event. Workshops and stakeholder meetings will be conducted this fall.
 - B. Surplus Property List and Policy: Since the zoning ordinance has changed building requirements, the surplus property policy should consider the new requirements. Properties will need to be added or subtracted from each of the property lists. The Commission recommended that staff work on changes to the policy and also to populate the lists for review by the Planning Commission.
 - C. Discussion and Consider number of Members of Planning Commission: Silver thought that it would be worth it to try to get additional members for another month. If the newspaper could run an article on the comp plan update, a call for members in the article could help. Andresen asked if his position could be changed to a voting position on the board.
8. Other Business: Silver asked for an update on some of the City redevelopment sites. Bergman updated on a few properties.
9. Next Meeting: Thursday, September 5, 2024 at 5:00 p.m. at the Ironwood Memorial Building.
10. Adjournment.

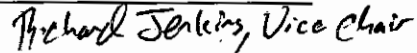
Meeting adjourned by Davey.

Adjournment at 5:18 p.m.

Respectfully submitted



Sam Davey, Chair



Richard Jenkins, Vice Chair



Tim Erickson, Community Development Assistant



PROCEEDINGS OF THE IRONWOOD PLANNING COMMISSION
Thursday, September 5, 2024

A Regular Meeting of the Planning Commission was held on Thursday, September 5, 2024 in the City of Ironwood Memorial Building Women’s Club Room.

1. Call to Order: Vice-Chair Jenkins called the meeting to Order at 5:00 p.m.
2. Recording of the Roll:

MEMBER	PRESENT		EXCUSED	NOT EXCUSED
	YES	NO		
Sam Davey		X	X	
Scott Bissell	X			
Vacant				
Mark Silver	X			
John Spence	X			
Rich Jenkins	X			
Boelter	X			
David Andresen ex-officio, non-voting member	X			
	6	1		

Also present: Community Development Director Tom Bergman and Community Development Assistant Tim Erickson.

3. Approval of the August 1, 2024 Meeting Minutes.

Motion by Silver to approve the Meeting Minutes. Second by Bissell. Motion Carried 5 to 0.

4. Approval of the Agenda:

Motion by Spence to approve the Agenda. Second by Boelter. Motion Carried 5 to 0.

5. Citizens wishing to address the Commission regarding Items on the Agenda (three-minute limit): None.

6. Citizens wishing to address the Commission regarding Items not on the Agenda (three-minute limit): None.

7. Items for Discussion and Consideration.

A. Comprehensive Plan and Strategic Housing Plan Project Update: The consultant met with the HREC this week. They will be coming to the next meeting. The strategic housing plan appendix draft was discussed. Housing vacancy and issues were discussed. Staff will be meeting with the consultant next week to go over the next steps for the comprehensive plan.

B. Surplus Property List and Policy: Property purchase request will be a part of the next meeting. Silver asked for the information to be sent to the Commission over a week prior to the meeting. Bergman discussed the request.

C. Discussion on Sidewalk Projects: Bergman presented the project and the potential for sidewalk replacement for the phase 5B project.

Motion by Bissell to recommend to the City Commission to complete sidewalks to the full extent possible as indicated in the comprehensive plan to be paid for using marijuana tax revenue. Second by Spence. Motion Carried 5 to 0.

8. Other Business: None.

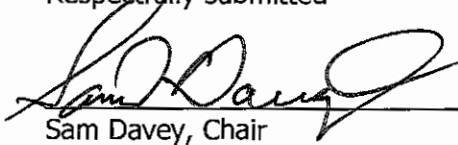
9. Next Meeting: Thursday, October 3, 2024 at 5:00 p.m. at the Ironwood Memorial Building.

10. Adjournment.

Motion by Silver and second by Spence to adjourn the meeting.

Adjournment at 5:50 p.m.

Respectfully submitted


Sam Davey, Chair


Tim Erickson, Community Development Assistant



IRONWOOD
MICHIGAN | *Find Your North*

**Proceedings of the Parks and Recreation Committee
Thursday, August 5, 2024, 5:00 p.m.**

A regular meeting of the Parks and Recreation Committee was held on Thursday, August 5, 2024 at 5:00 P.M. at the City of Ironwood Memorial Building Women’s Club Room, 213 S. Marquette Street, Ironwood, MI 49938.

1. Call to Order:

Director Bergman called the meeting to order at 5:00 p.m.

2. Election of Chair and Vice Chair.

Nomination of Davey as Chair.

Motion by Nezworski to elect Davey as Chair. Second by Kirchhoff. Motion carried 5 to 0.

Nomination of Kangas as Vice-Chair.

Motion by Nezworski to elect Kangas as Vice-Chair. Second by Jenkins. Motion carried 5 to 0.

3. Recording of the Roll:

MEMBER	PRESENT		EXCUSED	NOT EXCUSED
	YES	NO		
Vacant				
Sam Davey	X			
Tom Kangas – Vice Chair	X			
Kim Corcoran, ex-officio, non-voting	X			
Jerry Nezworski	X			
Rich Jenkins	X			
Randy Kirchhoff	X			
Jake Ring		X	X	
	6	1		

Also present: Community Development Director Tom Bergman

4. Approval of the Agenda:

Motion by Kirchhoff to approve the Meeting Agenda. Second by Jenkins. Motion carried 5 to 0.

5. Approval of the June 3, 2024 Meeting Minutes:

Motion by Kangas to approve the Minutes. Second by Nezworski. Motion carried 5 to 0.

6. Citizens wishing to address the Committee on Items on the agenda (Three-Minute Limit): None.
7. Citizens wishing to address the Committee on Items not on the Agenda (Three-minute limit): None.
8. Items for discussion and consideration.
 - A. Discussion on Headframe project in Miners Park and expansion of Park Boundary: Anne Lawrence addressed the Committee and presented the project. Corcoran asked if the lots were connected to water and sewer and if they could be developed. Bergman didn't think they were likely to be developed.

Motion by Kangas to recommend to the City Commission to expand the Miners Park as requested by the Friends of the Miners Memorial Heritage Park. Second by Kirchoff. Motion carried 5 to 0.
 - B. Comprehensive Plan Update: Long term park goals will be addressed in the update. Stakeholder meetings will be conducted in the coming months.
 - C. Trail Update (Motorized, Iron Belle, Miners Park, etc): Nezworski asked who paid for the history displays along the Iron Belle. He discussed the motorized trail from Ramsey to Wakefield. The Miners Park Dirt Crew is struggling with weed removal along the Mountain Bike Trails.
 - D. Project Updates (southern Beltline Acquisition, Curry Park, Norrie Park Renovation, Hiawatha Park): One of the railroad companies is releasing interest. Curry Park sign will be installed in the next couple weeks. The electrical work will begin in the fall. Norrie Park Renovation bidding process will be start in the winter. Hiawatha Park ribbon cutting was successful. The Norrie school site was purchased by a developer to build some housing. Corcoran mentioned that a volunteer group is helping with weed removal. She asked about upgrading the tennis courts. Kangas stated that the disc golf people have cleaned up around the bathhouse. A Friends of Norrie Park group could be considered.
9. Other Business: Davey won't be at the next meeting.
10. Next Meeting: Monday, September 12, 2024 at 5:00 p.m.
11. **Adjournment: Motion by Jenkins to adjourn the meeting. Second by Nezworski. Motion Carried 6 to 0. Adjournment at 5:34 p.m.**

Respectfully Submitted



 Sam Davey, Chair



 Tom Bergman, Community Development Director



IRONWOOD
MICHIGAN | *Find Your North*

**Proceedings of the Parks and Recreation Committee
Thursday, September 12, 2024, 5:00 p.m.**

A regular meeting of the Parks and Recreation Committee was held on Thursday, September 12, 2024 at 5:00 P.M. at the City of Ironwood Memorial Building Women’s Club Room, 213 S. Marquette Street, Ironwood, MI 49938.

1. Call to Order:

Director Bergman called the meeting to order at 5:00 p.m.

2. Recording of the Roll:

MEMBER	PRESENT		EXCUSED	NOT EXCUSED
	YES	NO		
Vacant				
Sam Davey		X	X	
Tom Kangas – Vice Chair	X			
Kim Corcoran, ex-officio, non-voting	X			
Jerry Nezworski	X			
Rich Jenkins	X			
Randy Kirchhoff	X			
Jake Ring	X			
	6	1		

Also present: Community Development Director Tom Bergman and Community Development Assistant Tim Erickson.

3. Approval of the Agenda:

Motion by Jenkins to approve the Meeting Agenda. Second by Kirchhoff. Motion carried 6 to 0.

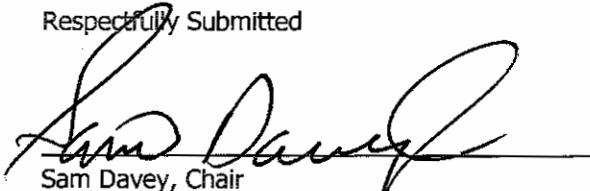
4. Approval of the August 5, 2024 Meeting Minutes:

Motion by Kirchhoff to approve the Minutes. Second by Ring. Motion carried 6 to 0.

5. Citizens wishing to address the Committee on Items on the agenda (Three-Minute Limit): Curt Martell talked about Norrie Park and would like to meet with Parks and Rec to go over some ideas. He has some expensive plans that could be implemented. He discussed additional trails that could tie into ABR Ski Trails. He asked about removal of the rest of the brush at Norrie Park. He asked for two buildings to be removed and some trees to be trimmed. Corcoran asked if Norrie Park could have an improvement plan. Getting volunteers to sign up to help was requested. The Norrie park improvement grant was talked about.

6. Citizens wishing to address the Committee on items not on the Agenda (Three-minute limit): None.
7. Items for discussion and consideration.
 - A. City property sale request on Oak Street: Bergman introduced the map and the request.
Motion by Kirchhoff to table the item to the next meeting. Second by Jenkins. Motion carried 6 to 0.
 - B. Comprehensive Plan Update: The consultant will be doing work sessions for members of the committee to attend. The appendix for the comp plan is completed in draft form.
 - C. Trail Update (Motorized, Iron Belle, Miners Park, etc): Nezworski would like to install a couple new stop signs on the non-motorized trail across one of the trails. Crossings and right of way for the trails were discussed. SISU Dirt Crew will be doing fall cleanup soon. Miners Park had a buckthorn eradication event. GRRR raffle tickets fundraiser for the Iron Belle trail are all sold out.
 - D. Project Updates (southern Beltline Acquisition, Curry Park, Norrie Park Renovation, Hiawatha Park): The railroad companies need to get back with the City. One of the companies is giving up the property. Bergman is hoping that one of the other companies will do a deed to the City. Curry Park will be shutting down soon to finish the electrical project. Norrie Park bid spec work will be done this winter. The City Manager will be looking at some surfacing on the old Norrie Park Tennis court for pickleball.
8. Other Business: Kangas asked about an incident at the dog park. He asked for coming up with ideas to expand the dog park. HOPE will most likely be doing a fundraiser for the park. Hiawatha Park brush has been cleared around the ore car. Longyear Park will be receiving a \$75,000 investment. Hiawatha historical panels will be installed soon.
9. Next Meeting: Monday, October 7, 2024 at 5:00 p.m.
10. **Adjournment: Motion by Jenkins to adjourn the meeting. Second by Kirchhoff. Motion Carried 6 to 0. Adjournment at 5:32 p.m.**

Respectfully Submitted



Sam Davey, Chair



Tom Bergman, Community Development Director



**Proceedings of the Downtown Ironwood Development Authority
Thursday, October 24, 2024**

A regular meeting of the Downtown Ironwood Development Authority (DIDA) was held on Thursday, October 24, 2024 at 8:00 A.M. in the Ironwood Memorial Building Women’s Club Room.

1. Call to Order: Chair Flory called the meeting to order at 8:00 A.M.
2. Recording of the Roll.

MEMBER	PRESENT		EXCUSED	NOT EXCUSED
	YES	NO		
Cathy Flory	X			
Vacant				
Kim Corcoran	X			
Vacant				
Lynne Wiercinski	X			
Eric Moran	X			
Kevin Nyquist	X			
Robbie Sardinha		X	X	
Bruce Greenhill	X			
	6	1	Quorum	

Also, present: Community Development Assistant, Tim Erickson and Community Development Director, Tom Bergman.

3. Approval of the September 26, 2024 Meeting Minutes:
Motion by Corcoran to approve the meeting minutes. Second by Greenhill. Motion carried 6 to 0.
4. Approval of the Agenda:
Motion by Corcoran to approve the agenda. Second by Greenhill. Motion carried 6 to 0.
5. Citizens wishing to address the Authority on Items on the Agenda (Three-Minute Limit):
None.
6. Citizens wishing to address the Authority on Items not on the Agenda (Three-Minute Limit): None.

7. Receive and place on file the financial report: Director Bergman presented the report.

Motion by Greenhill to receive and place on file the financial report, second by Nyquist. Motion carried 6 to 0.

8. Items for Discussion and Consideration.

A. Comprehensive Plan Update: Bergman gave an update on the past listening sessions and workshops that were conducted by HKGI.

B. Wreath Discussion and update: Director Bergman encouraged the Authority to choose one vendor for next year. Moran would like to support downtown businesses when possible and liked the idea of giving Yooper Wreaths business.

C. First Friday Update: Erickson gave an update on October, November, and December First Friday's.

D. Ironwood Chamber of Commerce Update: The volunteer fair is on November 14 from 3:00 to 6:00 p.m. The chamber guide was briefly mentioned.

E. Update on downtown vacant buildings: The owner of Northwoods Niche building is still moving forward with the rehabilitation of the property. Wiercinski talked about the Carnegie Library expansion. The Northwind Food Co-op fire suppression and kitchen is getting finished. The Historic Ironwood Theatre stage rigging is moving forward. LEO and the office of rural prosperity granting simplification was talked about.

F. Enhance Downtown Entry Points: Applying for the RAP grant to enhance the Douglas Blvd was discussed. There are other potential projects that could utilize RAP funding.

9. Other Business: Flory has a muralist that she is communicating with who can help Ironwood do a mural event focused on the area's natural resources.

10. Next Meeting: Thursday, November 21, 2024 at 8:00 a.m.

11. Adjournment. 8:58 a.m.

Motion by Moran to adjourn the meeting, second by Nyquist. All in favor.



Cathy Flory, Chair



Tim Erickson, Community Development Assistant



To: Mayor Corcoran and City Commission

From: Tom Bergman, Community Development Director

Date: December 3, 2024

Meeting Date: December 9, 2024

Re: FY 2023-2024 Planning Commission Annual Report

As part of the Redevelopment Ready Communities Program, the City of Ironwood is required to do an Annual Report of the activities of the Planning Commission. Normally part of this process includes a review of the Comprehensive Plan, but this year we are in a full revision of the Plan. The Annual Report details the activities of the Planning Commission for the previous fiscal year. The Planning Commission approved the Annual Report at their November meeting.

Recommendations

Approval of the 2023-2024 Annual Report.



CITY OF IRONWOOD PLANNING COMMISSION 2023-2024 ANNUAL REPORT

1. Purpose of this Report.

- The Planning Commission is a board of seven members with three-year terms and one Ex-Officio non-voting member from the City Commission. The board is directed by the City of Ironwood Community Development Director. The Planning Commission is responsible for the following:
 - Preparing and implementing the City’s Comprehensive Plan and additional plans/planning documents.
 - Processing zoning requests including: Zoning Amendments (text and property), Site Plan Review, Special/Conditional Uses, and Development Review.
 - Sale of City owned Surplus Property.
 - Other planning and zoning related matters that may come before it.

2. The reason for this report.

- The Michigan Planning Enabling Act requires it. “A planning commission shall make an annual written report to the legislative body concerning its operations and status of planning activities, including recommendations regarding actions by the legislative body related to planning and development.”
- It Increases information-sharing between staff, boards, commissions, and the governing body.
- It Allows for anticipation of upcoming issues and priorities, in order to prepare and budget, if necessary.
- The report represents the activities of the Fiscal Year 2023-2024

3. Membership

Planning Commission Member	Term Expiration
Sam Davey – Chair	December 31, 2026



Grant Boelter	December 31, 2026
Klaus Kutschke	December 31, 2025
Richard Jenkins	December 31, 2026
Mark Silver	December 31, 2025
John Spence	December 31, 2024
Scott Bissell	December 31, 2025
David Andresen	Ex-officio

4. Meetings (MPEA required four meetings annually)

The City of Ironwood Planning Commission met 8 times in 2023-2024. This meets the requirements of the MPEA.

5. Master Plan Review

Outline for topics for Comp Plan Update to Commission

Priority Action Items from Comp Plan

- A. **Zoning Ordinance** – Completed in December of 2022
- B. **Providing print and online access to applications for development projects** – completed
- C. **Prepare street maintenance reconstruction plan** -ongoing projects as identified in the Capital Improvement Plan
- D. **Priority Trail Improvements**
 - Southern Beltline Trail Acquisition (2 phases) both funded by DNR Trust Fund
 - MMHP Mountain Bike Trail – Completed Summer of 2023
 - Pedestrian Network – Sidewalk Policy (drafted but not adopted)
 - Wayfinding Master Plan – In progress
 - Montreal Water Trail Project – Funding Approved, planned construction for 2024
- E. **Park Action Program**
 - Playground north of US 2 – Completed Summer 2022
 - Conduct annual Trail and User Summit (City continues to partner with the Ironwood Chamber of Commerce for the Fall Volunteer Fair which is held in November of every year)
 - Programming the Parks (continued support of SISU Ski Fest, Farmers Market in Depot Park, First Fridays Summer Music Series in City Square, Art in the Park and Emberlight Festival, Festival Ironwood)
 - Applying for funding for a New Ice Making Plant at Pat O'Donnell Civic Center

- Partnership with Gogebic Range Health Foundation, Gogebic Community College, The International Mountain Biking Association for Mountain Bike Trail System Project for Mt. Zion.
- 5 year Parks and Recreation Plan Updated in January 2024
- River Walk Trail (in progress as part of Southern Beltline Railroad Grade acquisition and Montreal River Water Trail Project)
- New Hiawatha Playground completed June 2024
- Little League Field Improvements (New pavilion Fall 2024)
- Museum Feasibility Study (Not started)
- Miners Park Headframe Project (expansion of park completed, Headframe construction is looking for funding opportunities)
- Curry Park electrical upgrade (funded through DNR Trust Fund, to be constructed fall of 2024)
- Longyear Park Upgrades Summer of 2025 funded by the MI-Neighborhood Program

F. Economic Development Priority Action

- Housing-Continued work with non-profit housing developer on multifamily downtown development. Currently working on a Strategic Housing Plan funded by the Office of Rural Prosperity.
- Economic gardening – (Partnering with downtown building owners and the MEDC for building rehab projects, ongoing façade program, working with Northern Initiatives to provide Revolving Loan Fund dollars to businesses, Partnership with Ironwood Tourism Council, First Fridays Downtown)
- Market the Community – (Partnership with Ironwood Tourism Council, Travel Ironwood Website, Increased Social Media Presence, Shop local with First Fridays, Jack Frost Christmas Market, Find Your North Branding Campaign, Target Market Analysis needs to be updated.
- Housing Rehabilitation –Applied for MSHDA MI-Neighborhood Grant for Housing Rehab projects, Working on Strategic Housing Plan with HKGI as the consultant.
- Increased Broadband Access- working with InvestUP and MEDC to help provide broadband to remote locations (Rural Digital Opportunities Fund (RDOF) for the Upper Peninsula, Highline Internet)
- Development of Community Calendar – The Calendar is currently being managed by the Ironwood Chamber of Commerce
- Audit of Zoning Ordinance as part of the Comprehensive Plan 2025-2045 Project
- Enhancement of Downtown – Downtown Development Plan and TIF Plan (project completed late Summer of 2023)

- Support infill Redevelopment – Changes in Zoning Ordinance to encourage small lot development and Accessory Dwelling Units.
- Continue Work with businesses in Industrial Park to help with expansion needs. Industrial Park is currently full and will need to identify areas for expansion as part of Comprehensive Planning Process.
- City is a Redevelopment Ready Community (RRC) Certified with the MEDC.
- Working with the MEDC through the RRC program to identify and redevelop downtown projects.
- Partnering with the State and County Land Bank, the MEDC, and a private building owner to stabilize and redevelop 210 Suffolk Street

G. Downtown Development Plan and TIF Plan

Downtown Development Plan and TIF Plan were adopted in the Summer of 2023.

- New opportunity for outdoor seating in the downtown
- Implementation of Downtown Social District
- Encourage extended downtown business hours during First Friday events
- Downtown design guidelines adopted into Zoning Ordinance
- Continued Work with Ironwood Tourism Council to promote the Downtown
- Continued Expansion of First Friday Summer Music Series funded by the MACC, including the partnership with Stormy Kromer for the Plaidurday Celebration on the First Friday of October.
- Continued programming for Downtown Parks including the City Square and Depot Park
- Bike racks and cigarette butt receptacles installed in the downtown.

H. Infrastructure Systems

The Water Treatment Plant Phase 1 is nearly completed and Phase 2 will be started in the beginning of 2025. Phase 5A Infrastructure Project is nearly complete and 5B will be started in the Summer of 2025 (Capital Improvement Plan was adopted in February of 2024)

- The Wastewater Treatment Plant Upgrade project is underway

6. Zoning Ordinance Amendments

- Review rezoning requests; indicate location, request description, and status (two zoning map changes, see below)
- Some minor changes to the fencing requirements and snow storage for site plans will be addressed in 2025

- **As part of the Comprehensive Plan certain sections of the zoning ordinance are being audited. In the next few years the zoning ordinance will have a number of revisions to become compliant with the new Comprehensive Plan.**

7. Development Reviews

Project type	Location	Description	Status	Recommendation to legislative body	Date of action
Property Sale	238 East Ayer Street	Up-N-Smoke BBQ Case 020-002	Approved	Approved by City Commission	June 2023
Site Plan Extension	90 Mill Street	Free World Farms-expansion of building	Approved	N/A	July 2023
Site Plan Extension	Iron King Rd	RizeUP-Sign review	Approved	N/A	September 2023
Alley Vacation	117 N. Hemlock Street	Batir	Approved	Approved by City Commission	September 2023
High Profile Sign Approval	100 W. Cloverland	High Profile	Approved	N/A	September 2023
Right of Way Vacation	Superior Street	Superior Street north of Francis Street to Hwy 2	Approved	Approved by City Commission	December 2023
Site Plan Revision	507 N. Lake Street	Fire Station Site Plan Revision	Approved	NA	November 2023
Site Plan	205 W. Aurora Street	Cinnaire Solutions Apartment Complex	Approved	N/A	November 2023
Property Sale	Liberty Street	Enbridge Expansion	Approved	N/A	January 2024
Site Plan Revision	824 E. Cloverland Drive	Higher Love Sign and parking expansion	Approved	N/A	November 2023
Rezone	316 Houk Street	Rezone from C-1 to R-1A	Approved	Approved by City Commission	May 2024
Right of Way Vacation	Blue Jacket Street	Multiple undeveloped Street sections	Approved	Approved by City Commission	May 2024

Rezone	1 Iron King Rd.	Rezone from R-1A to C-1	Approved	Approved by City Commission	May 2024
Special Land Use and Site Plan	500 Bonnie Street	SLU and Site Plan for Just Grow Marihuana Facility	Approved	NA	June 2024
Site Plan Revision	Lawrence and Ayer Street	Three Twins Microbusiness Site Plan Revision	Approved	NA	June 2024

8. Variances

Variance type	Location	Description	Status	Recommendation to legislative body	Date of action
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No Variance Requests in FY 2023-2024

9. Actions by legislative body (Review actions taken by the legislative body related to planning and development)

- Zoning map amendments and right of way vacations

10. Zoning map (Review with listed development and rezoning requests to analyze potential trends)

- Zoning map amendments

11. Trainings

Topic/description	Date
MSU Short Term Rental Regulation.	May 2024

12. Joint Meetings

List any joint meetings and key topics of discussion:

13. Other notable items to consider including:

- Continue search for funding for Mt. Zion Mountain Bike Trail System
- Longyear Park improvements project for 2025
- Comprehensive Plan 2025 and Strategic Housing Plan
- Partnering with The Michigan Economic Development Corp and State and County Land Banks to help building owners with Downtown building rehabilitation.

City of Ironwood, Michigan
PROJECT: City of Ironwood Water Treatment Plant

SUMMARY OF PAYMENTS
DUE AND APPROVED BY OWNER
AT MEETING HELD
11/11/2024

The following invoices have been approved for payment:

<i>Invoices to be Paid</i>	<i>Amount Due</i>	<i>Budget Category</i>
CD Smith Construction Payment No. 14	\$562,309.25	Construction
HDR Michigan Invoice #1200674804	\$11,645.97	Engineering - Basic
HDR Michigan Invoice #1200674804	\$11,028.50	Engineering - RPR
HDR Michigan Invoice #1200674804	\$1,893.48	Engineering - Other
Total:	\$586,877.20	---

Ayes: _____
 Nays: _____
 Absent: _____
 Motion: Passed _____

By: _____

David Andresen

Title: Mayor Mayor Pro Tem _____

Date: _____

ADMINISTRATIVE AND LEGAL INVOICES

Items	Amount of Funds
Construction:	
\$1,160,254.32	
Construction Total:	\$1,160,254.32
Legal/Admin:	
Legal/Admin Total:	\$0.00
Engineering Fees:	
Basic:	\$11,645.97
Inspection:	\$11,028.50
Additional Services:	\$1,893.48
Engineering Fees Total:	\$24,567.95
Total:	\$0.00
TOTAL:	\$1,184,822.27

Prepared by: City of Ironwood

Name of Borrower

By: _____

David Andresen

Date: _____

Approved By: _____

Date: _____

Date:

Contractor's Application for Payment No.

15

Application Period:		November 1st to November 30th	Application Date:		12/3/2024
To (Owner):	CITY OF IRONWOOD	From (Contractor):	CD Smith Construction 125 Camelot Drive Fond Du Lac, WI 54935	Via (Engineer):	HDR
Project:	WATER TREATMENT PLANT - PHASE 1	Contract:			
Owner's Contract No.:		Contractor's Project No.:	230034	Engineer's Project No.:	10301947

Application For Payment Change Order Summary

Approved Change Orders		
Number	Additions	Deductions
1 thru 5	\$182,011.71	
6		\$8,891.37
7	\$12,306.19	
8	\$204,228.27	
9		\$67,207.38
TOTALS	\$398,546.17	\$76,098.75
NET CHANGE BY CHANGE ORDERS	\$322,447.42	

1. ORIGINAL CONTRACT PRICE.....	\$	\$9,554,000.00
2. Net change by Change Orders.....	\$	\$322,447.42
3. Current Contract Price (Line 1 ± 2).....	\$	\$9,876,447.42
4. TOTAL COMPLETED AND STORED TO DATE (Column F total on Progress Estimates).....	\$	\$8,930,220.15
5. RETAINAGE:		
a. 5% X <u>\$8,930,220.15</u> Work Completed.....	\$	\$446,511.01
b. 5% X _____ Stored Material.....	\$	
c. Total Retainage (Line 5.a + Line 5.b).....	\$	\$446,511.01
6. AMOUNT ELIGIBLE TO DATE (Line 4 - Line 5.c).....	\$	\$8,483,709.14
7. LESS PREVIOUS PAYMENTS (Line 6 from prior Application).....	\$	\$7,921,399.89
8. AMOUNT DUE THIS APPLICATION.....	\$	\$562,309.25
9. BALANCE TO FINISH, PLUS RETAINAGE (Column G total on Progress Estimates + Line 5.c above).....	\$	\$1,392,738.28

\$562,309.25

Payment of: \$ _____
(Line 8 or other - attach explanation of the other amount)

is recommended by: Prusakiewicz, Joshua R _____
(Engineer) (Date)

Payment of: \$ _____
(Line 8 or other - attach explanation of the other amount)

is approved by: _____
(Owner) (Date)

Approved by: _____
Funding or Financing Entity (if applicable) (Date)

Contractor's Certification

The undersigned Contractor certifies, to the best of its knowledge, the following:
 (1) All previous progress payments received from Owner on account of Work done under the Contract have been applied on account to discharge Contractor's legitimate obligations incurred in connection with the Work covered by prior Applications for Payment;
 (2) Title to all Work, materials and equipment incorporated in said Work, or otherwise listed in or covered by this Application for Payment, will pass to Owner at time of payment free and clear of all Liens, security interests, and encumbrances (except such as are covered by a bond acceptable to Owner indemnifying Owner against any such Liens, security interest, or encumbrances); and
 (3) All the Work covered by this Application for Payment is in accordance with the Contract Documents and is not defective.

Contractor Signature

By: Samuel Platow Date: 12/3/2024

Progress Estimate - Lump Sum Work

Contractor's Application

For (Contract): WATER TREATMENT PLANT - PHASE 1				Application Number: 15					
Application Period: November 1st to November 30th				Application Date: 12/3/2024					
				Work Completed		E	F		G
A		B	C	D	Materials Presently Stored (not in C or D)	Total Completed and Stored to Date (C + D + E)	% (F / B)	Balance to Finish (B - F)	
Div #	Description	Scheduled Value (\$)	From Previous Application (C+D)	This Period					
GENERAL CONSTRUCTION									
01	BONDS	\$ 60,000.00	60000			60000	100.0%	\$ -	
01	SUPERVISION	\$ 245,000.00	225000	10000		235000	95.9%	\$ 10,000.00	
01	MANAGEMENT	\$ 165,000.00	148100	8450		156550	94.9%	\$ 8,450.00	
01	TEMPORARY FACILITIES	\$ 130,000.00	112000	9000		121000	93.1%	\$ 9,000.00	
01	EQUIPMENT (CONTRACTORS MACHINERY)	\$ 248,667.00	231423	8622		240045	96.5%	\$ 8,622.00	
01	SUBSTANCE	\$ 160,000.00	143600	8200		151800	94.9%	\$ 8,200.00	
01	PERMITS	\$ 8,000.00	8000			8000	100.0%	\$ -	
01	LEAKAGE TESTING	\$ 6,000.00	6000			6000	100.0%	\$ -	
01	DISINFECTION	\$ 5,000.00						\$ 5,000.00	
01	PERMITS	\$ 8,000.00						\$ 8,000.00	
01	SAFETY AND OSHA REQUIRMENTS	\$ 48,000.00	34400	6800		41200	85.8%	\$ 6,800.00	
01	SNOW REMOVAL	\$ 20,000.00	6200	6900		13100	65.5%	\$ 6,900.00	
01	GENERAL CLEANUP AND DUMPSTERS	\$ 65,000.00	48600	8200		56800	87.4%	\$ 8,200.00	
01	FINAL CLEANING	\$ 10,000.00						\$ 10,000.00	
03	CONCRETE REINFORCING MATERIAL	\$ 230,000.00	230000			230000	100.0%	\$ -	
03	CONCRETE FORMWORK MATERIAL	\$ 85,000.00	85000			85000	100.0%	\$ -	
03	PUMP CLEARWELL CONCRETE	\$ 315,000.00	315000			315000	100.0%	\$ -	
03	FILTER ROOM CONCRETE	\$ 265,000.00	265000			265000	100.0%	\$ -	
03	CHEMICAL ROOM AREA CONCRETE	\$ 212,000.00	212000			212000	100.0%	\$ -	
03	WEST ELEVATION CONCRETE	\$ 100,000.00	100000			100000	100.0%	\$ -	
03	EAST ELEVATION CONCRETE	\$ 100,000.00	100000			100000	100.0%	\$ -	
03	NORTH ELEVATION CONCRETE	\$ 80,000.00	80000			80000	100.0%	\$ -	
04	MASONRY	\$ 785,000.00	785000			785000	100.0%	\$ -	
06	ROUGH CARPENTRY MATERIAL	\$ 45,000.00	45000			45000	100.0%	\$ -	
06	ROUGH CARPENTRY LABOR	\$ 35,000.00	35000			35000	100.0%	\$ -	
07	FLUID APPLIED WATERPROOFING	\$ 63,000.00	63000			63000	100.0%	\$ -	
03	PRECAST PLANK	\$ 175,000.00	175000			175000	100.0%	\$ -	
06	SIP PANNELS	\$ 120,000.00	120000			120000	100.0%	\$ -	
06	SIP AND TRUSS INSTALL	\$ 45,000.00	45000			45000	100.0%	\$ -	
05	MISC METALS MATERIALS (RAILING, GRATING, ETC)	\$ 125,000.00	125000			125000	100.0%	\$ -	
05	MISC METALS MATERIALS INSTALL	\$ 65,000.00	65000			65000	100.0%	\$ -	
06	TRUSS PACKAGE	\$ 27,000.00	27000			27000	100.0%	\$ -	
07	ROOFING	\$ 95,000.00	95000			95000	100.0%	\$ -	

Progress Estimate - Lump Sum Work

Contractor's Application

For (Contract): WATER TREATMENT PLANT - PHASE 1				Application Number: 15				
Application Period: November 1st to November 30th				Application Date: 12/3/2024				
		Work Completed		E	F		G	
A		B	C	D	Materials Presently Stored (not in C or D)	Total Completed and Stored to Date (C + D + E)	% (F / B)	Balance to Finish (B - F)
Div #	Description	Scheduled Value (\$)	From Previous Application (C+D)	This Period				
07	FLASHING AND SHEETMETAL	\$ 40,000.00						\$ 40,000.00
09	STEEL STUDS AND DRYWALL	\$ 45,000.00	45000			45000	100.0%	\$ -
07	WALL PANEL SYSTEM	\$ 65,000.00						\$ 65,000.00
07	CAULKING	\$ 38,250.00		38250		38250	100.0%	\$ -
09	PAINTING	\$ 133,000.00	133000			133000	100.0%	\$ -
08	ACCESS DOORS	\$ 6,759.00	6759			6759	100.0%	\$ -
08	DOOR AND FRAMES MATERIAL	\$ 102,512.00	102512			102512	100.0%	\$ -
08	DOORS AND FRAMES LABOR	\$ 17,000.00	17000			17000	100.0%	\$ -
08	WINDOWS & GLAZING	\$ 68,788.00	50000	18788		68788	100.0%	\$ -
09	CERAMIC TILE	\$ 3,500.00	3500			3500	100.0%	\$ -
09	ACOUSTICAL CEILINGS	\$ 4,600.00	2000	2600		4600	100.0%	\$ -
09	EPOXY FLOORING	\$ 22,000.00						\$ 22,000.00
10	TOILET AND BATH ACCESSORIES	\$ 5,600.00	5600			5600	100.0%	\$ -
10	EXTERIOR SIGNAGE	\$ 12,200.00		6100		6100	50.0%	\$ 6,100.00
12	METAL LAB CASEWORK	\$ 16,584.00	16584			16584	100.0%	\$ -
31	DEWATERING	\$ 10,000.00	7250			7250	72.5%	\$ 2,750.00
41	HOIST AND CRANES	\$ 38,330.00	38330			38330	100.0%	\$ -
	EARTHWORK (Snow Country/CDS)	\$ -						
31	GRADING	\$ 96,000.00	76800	12645		89445	93.2%	\$ 6,555.00
31	EARTHWORK	\$ 370,000.00	333000	35000		368000	99.5%	\$ 2,000.00
31	EXCAVATION, TRENCHING AND BACKFILL	\$ 235,000.00	223250	10000		233250	99.3%	\$ 1,750.00
31	FLOWABLE FILL	\$ 70,600.00	70600			70600	100.0%	\$ -
31	EROSION CONTROL	\$ 27,000.00	25312	1288		26600	98.5%	\$ 400.00
32	CABC	\$ 85,000.00	60000	12250		72250	85.0%	\$ 12,750.00
32	RESTORATION	\$ 43,000.00	10000	33000		43000	100.0%	\$ -
	SITE UTILITIES (Snow Contry)	\$ -						
33	TESTING	\$ 5,000.00						\$ 5,000.00
33	WATERMAIN DI 12" and Smaller	\$ 50,400.00	45360	4536		49896	99.0%	\$ 504.00
33	WATERMAIN DI 14" and Larger	\$ 369,600.00	358512	7392		365904	99.0%	\$ 3,696.00
33	SANITARY SEWER	\$ 24,000.00	21600	1200		22800	95.0%	\$ 1,200.00
33	CULVERTS	\$ 14,000.00	11900	2100		14000	100.0%	\$ -
	MECHANICAL (August Winters)							
40	MOBILIZATION	\$ 45,000.00	45000			45000	100.0%	\$ -
08	LOUVERS AND OPENINGS	\$ 7,000.00						\$ 7,000.00

Progress Estimate - Lump Sum Work

Contractor's Application

For (Contract): WATER TREATMENT PLANT - PHASE 1				Application Number: 15				
Application Period: November 1st to November 30th				Application Date: 12/3/2024				
A		B	Work Completed		E	F		G
Div #	Description	Scheduled Value (\$)	From Previous Application (C+D)	This Period	Materials Presently Stored (not in C or D)	Total Completed and Stored to Date (C + D + E)	% (F / B)	Balance to Finish (B - F)
22	UG PLUMBING	\$ 59,000.00	59000			59000	100.0%	\$ -
22	AG PLUMBING	\$ 125,000.00	112500	12500		125000	100.0%	\$ -
22	FIXTURES	\$ 62,000.00	43400	15500		58900	95.0%	\$ 3,100.00
22	PLUMBING INSULATION	\$ 16,000.00		4000		4000	25.0%	\$ 12,000.00
23	DUCT WORK	\$ 105,000.00	63000	10500		73500	70.0%	\$ 31,500.00
23	HVAC PIPING	\$ 20,000.00	8000	2000		10000	50.0%	\$ 10,000.00
23	HVAC EQUIPMENT	\$ 165,000.00	165000			165000	100.0%	\$ -
23	HVAC INSULATION	\$ 12,000.00	2400	1200		3600	30.0%	\$ 8,400.00
23	HVAC CONTROLS	\$ 40,000.00	16000	4000		20000	50.0%	\$ 20,000.00
23	HVAC TAB	\$ 3,000.00						\$ 3,000.00
40	PROCESS PIPING	\$ 394,000.00	295500	78800		374300	95.0%	\$ 19,700.00
40	PROCESS VALVES	\$ 198,000.00	148500	39600		188100	95.0%	\$ 9,900.00
43	VERTICAL TURBINE PUMPS	\$ 306,000.00	275400	15300		290700	95.0%	\$ 15,300.00
46	CHEMICAL FEED EQUIPMENT	\$ 88,000.00	44000	39600		83600	95.0%	\$ 4,400.00
21	FIRE SUPPRESION	\$ 14,610.00	7305			7305	50.0%	\$ 7,305.00
	ELECTRICAL (ECON)							
26	TEMPORAY ELECTRICAL	\$ 30,000.00	28000	1000		29000	96.7%	\$ 1,000.00
26	SITE ELECTRICAL MATERIAL	\$ 245,000.00	240000	3000		243000	99.2%	\$ 2,000.00
26	SITE ELECTRICAL LABOR	\$ 146,000.00	136000	5000		141000	96.6%	\$ 5,000.00
26	WTP ELECTRICAL MATERIAL	\$ 324,000.00	195000	110000		305000	94.1%	\$ 19,000.00
26	WTP ELECTRICAL LABOR	\$ 294,790.00	162000	62000		224000	76.0%	\$ 70,790.00
26	LIGHT FIXTURES	\$ 30,385.00	30385			30385	100.0%	\$ -
26	GEAR	\$ 15,500.00	12500	1800		14300	92.3%	\$ 1,200.00
40	SYSTEM INTEGRATOR - VFD'S	\$ 126,730.00	126730			126730	100.0%	\$ -
40	SYSTEM INTEGRATOR - ENGINEERING AND SUBMITTALS	\$ 50,600.00	45000			45000	88.9%	\$ 5,600.00
40	SYSTEM INTEGRATOR - WTP CONTROL PANEL	\$ 48,000.00	48000			48000	100.0%	\$ -
40	SYSTEM INTEGRATOR - INSTRUMENTS	\$ 32,600.00	24000			24000	73.6%	\$ 8,600.00
40	SYSTEM INTEGRATOR - CT'S, XMRF, MISC PANELS	\$ 114,400.00	108000			108000	94.4%	\$ 6,400.00
40	SYSTEM INTEGRATOR - HMI SCADA NETWORK	\$ 52,000.00						\$ 52,000.00
40	SYSTEM INTEGRATOR - SITE SUPPORT	\$ 76,615.00						\$ 76,615.00
40	SYSTEM INTEGRATOR - COMMISIONING AND STARTUP	\$ 69,055.00						\$ 69,055.00
26	MANHOLES AND COVERS	\$ 15,000.00	15000			15000	100.0%	\$ -
26	FIRE ALARM	\$ 13,000.00	8500			8500	65.4%	\$ 4,500.00
26	ATS	\$ 39,325.00	39325			39325	100.0%	\$ -

Progress Estimate - Lump Sum Work

Contractor's Application

For (Contract): WATER TREATMENT PLANT - PHASE 1				Application Number: 15				
Application Period: November 1st to November 30th				Application Date: 12/3/2024				
			Work Completed		E	F		G
A		B	C	D	Materials Presently Stored (not in C or D)	Total Completed and Stored to Date (C + D + E)	% (F / B)	Balance to Finish (B - F)
Div #	Description	Scheduled Value (\$)	From Previous Application (C+D)	This Period				
26	AS BUILD DRAWING	\$ 1,500.00						\$ 1,500.00
26	PUNCH LIST	\$ 2,500.00						\$ 2,500.00
26	ASCCEPTANCE TESTING	\$ 3,000.00						\$ 3,000.00
CHANGE ORDERS								
31	EAST ROAD IMPROVMENTS	\$ 70,852.65	70852.65			70852.65	100.0%	\$ -
32	Misc Detail Changes	\$ 11,766.56	11766.56			11766.56	100.0%	\$ -
33	West End Piping Changes	\$ 20,366.69	20366.69			20366.69	100.0%	\$ -
34	Electrical and Door Changes	\$ 54,253.99	54253.99			54253.99	100.0%	\$ -
35	Flow Meter Flange Size and Pole top Feeder	\$ 24,771.82	24771.82			24771.82	100.0%	\$ -
07	Shingle Credit	\$ (3,507.00)	-3507			-3507	100.0%	\$ -
04	WCD- 4 East Exterior Wall	\$ (23,991.52)	-23991.52			-23991.52	100.0%	\$ -
09	Temporary Steel Stud Wall Elimination	\$ (10,092.40)	-10092.4			-10092.4	100.0%	\$ -
31	Site Water Piping Changes	\$ 28,699.55	28699.55			28699.55	100.0%	\$ -
40	SS Hardware - RFI 63	\$ 19,814.38	19814.38			19814.38	100.0%	\$ -
31	Gravel Surface Scope Elimination	\$ (14,071.00)	-14071			-14071	100.0%	\$ -
33	Septic Pump Control Panel	\$ 1,814.95	1814.95			1814.95	100.0%	\$ -
23	Relocate CU-1 and Provide Stand	\$ 4,747.86		4747.86		4747.86	100.0%	\$ -
32	Fence Modifications	\$ 5,228.27						\$ 5,228.27
32	Fencing and Gates	\$ 199,000.00						\$ 199,000.00
09	Corridor Modifications	\$ 2,757.00						\$ 2,757.00
26	Conduit Type in Corrosive Areas	\$ (4,075.00)		-4075		-4075	100.0%	\$ -
31	Site Restoration	\$ (55,767.22)		-55767.22		-55767.22	100.0%	\$ -
26	CU-1 Relocation and Power Changes	\$ 1,574.84		1574.84		1574.84	100.0%	\$ -
40	Level Transmitters	\$ (11,697.00)		-11697		-11697	100.0%	\$ -
		\$ -						
		\$ -						
Totals		\$9,876,447.42	\$8,338,315.67	\$591,904.48		\$8,930,220.15	90.42%	\$946,227.27



Invoice

HDR Michigan Inc.
Ann Arbor, MI 48104-6815

City of Ironwood
Invoices will be emailed.

Reference Invoice Number with Payment

HDR Invoice No. 1200674804
Invoice Date 03-DEC-2024
Invoice Amount Due \$24,567.95
Payment Terms 30 NET

Remit To PO Box 74008202
Chicago, IL 60674-8202
ACH/EFT Payments Bank of America ML US
ABA# 081000032
Account# 355004076604

New WTP
andersonp@ironwoodmi.gov, linnp@ironwoodmi.gov and
jsjoquist@coleman-engineering.com and kroble@coleman-engineering.com and snowack@coleman-engineering.com

Professional Services
From: 03-NOV-2024 To: 30-NOV-2024

Professional Services Summarization		Hours	Billing Rate	Amount
Engineer	Hopkins, Melissa Lee	0.50	175.10	87.55
	Clough			
Senior Engineer	Trapp, Scott J	3.50	243.64	852.74
Senior Technical Consultant	Brooks, Tracey L	1.00	189.16	189.16
Senior Technical Consultant	Konda, Teresa C	3.00	269.45	808.35
Senior Technical Consultant	Mulvihill, Jerome Wayne	3.00	246.65	739.95
Senior Technical Consultant	Prusakiewicz, Joshua R	17.00	247.69	4,210.73
Senior Technical Consultant	Rickert, John S	1.00	219.95	219.95
Technical Consultant	Marion, Marcia L	1.00	159.84	159.84
Technical Support	Bernardin, Jennifer Ann	33.50	114.20	3,825.70
		63.50		\$11,093.97
		Total Professional Services		\$11,093.97

Expense Summarization		Quantity	Billing Rate	Amount
Subcontractors-Other	Coleman Engineering Company			11,716.50
				\$11,716.50
Subs - Markup				1,757.48
				\$13,473.98
Total Expenses				\$13,473.98

Amount Due This Invoice (USD) \$24,567.95

	Basic	RPR	Other
HDR Michigan	\$ 11,093.97		
Total Prof. Services	\$ 11,093.97		
Coleman Engineering Company	\$ 480.00	\$ 9,590.00	\$ 1,646.50
SEH Inc.			
Subcon. Subtotal	\$ 480.00	\$ 9,590.00	\$ 1,646.50
Markup (15%)	\$ 72.00	\$ 1,438.50	\$ 246.98
Total Expenses	\$ 552.00	\$ 11,028.50	\$ 1,893.48
INVOICE TOTAL	\$ 11,645.97	\$ 11,028.50	\$ 1,893.48

Invoice

HDR Invoice No. 1200674804
Invoice Date 03-DEC-2024

Fee Amount	\$1,278,200.00
Fee Invoiced to Date	\$1,212,233.59
Fee Remaining	\$65,966.41

2024 Table	HDR Contract	Period Invoice	Prior Invoiced	Invoiced to Date	Balance Remaining
Eng Basic	\$ 916,200.00	\$ 11,645.97	\$ 858,248.52	\$ 869,894.49	\$ 46,305.51
Eng Other	\$ 170,000.00	\$ 1,893.48	\$ 164,639.36	\$ 166,532.84	\$ 3,467.17
Eng Insp	\$ 192,000.00	\$ 11,028.50	\$ 164,777.75	\$ 175,806.25	\$ 16,193.75
TOTAL	\$ 1,278,200.00	\$ 24,567.95	\$ 1,187,665.63	\$ 1,212,233.58	\$ 65,966.43

HDR Internal Reference Only	
Client Number	730060
Cost Center	10368
Project Number	10301947

Invoice

HDR Invoice No. 1200674804
 Invoice Date 03-DEC-2024

Professional Services and Expense Detail				
Project Number:	10301947	Project Description:	City of Ironwood-New WTP	
Task Number:	005	Task Description:	Basic Services-Construction Administration	
Professional Services		Hours	Billing Rate	Amount
Engineer	Hopkins, Melissa Lee Clough	0.50	175.10	87.55
Senior Engineer	Trapp, Scott J	3.50	243.64	852.74
Senior Technical Consultant	Brooks, Tracey L	1.00	189.16	189.16
Senior Technical Consultant	Konda, Teresa C	3.00	269.45	808.35
Senior Technical Consultant	Mulvihill, Jerome Wayne	3.00	246.65	739.95
Senior Technical Consultant	Prusakiewicz, Joshua R	17.00	247.69	4,210.73
Senior Technical Consultant	Rickert, John S	1.00	219.95	219.95
Technical Consultant	Marion, Marcia L	1.00	159.84	159.84
Technical Support	Bernardin, Jennifer Ann	33.50	114.20	3,825.70
			63.50	\$11,093.97
			Total Professional Services	\$11,093.97
			Total Task	\$11,093.97

Professional Services and Expense Detail				
Project Number:	10301947	Project Description:	City of Ironwood-New WTP	
Task Number:	006	Task Description:	Resident Project Representative-Coleman	
Expense		Qty	Billing Rate	Amount
Subcontractors-Other	Coleman Engineering Company			9,590.00
				\$9,590.00
			Sub Markup @ 15%	1,438.50
				\$11,028.50
			Total Subcontractor	\$11,028.50
			Total Task	\$11,028.50

Invoice

HDR Invoice No. 1200674804
Invoice Date 03-DEC-2024

Professional Services and Expense Detail

Project Number: 10301947 Project Description: City of Ironwood-New WTP
Task Number: 100 Task Description: Coleman

Expense	Qty	Billing Rate	Amount
Subcontractors-Other		Coleman Engineering Company	2,126.50
			\$2,126.50
		Sub Markup @ 15%	318.98
			\$2,445.48
		Total Subcontractor	\$2,445.48
		Total Task	\$2,445.48

City of Ironwood - New WTP - Project Number 10301947

Task Number	Task Name	Expenditure Type	Item Date	Employee/Supplier	Quantity	Comments
005	Basic Services-Const	Labor	04-NOV-2024	Bernardin, Jennifer Ann	2.00	Submittal coordination, review Change Order No 9, find start up commissioning details in specs
005	Basic Services-Const	Labor	05-NOV-2024	Bernardin, Jennifer Ann	0.50	Submittal/RFI coordination
005	Basic Services-Const	Labor	06-NOV-2024	Bernardin, Jennifer Ann	0.50	Review and respond to emails, phone call with contractor
005	Basic Services-Const	Labor	07-NOV-2024	Bernardin, Jennifer Ann	2.00	Submittal/RFI coordination, verify change order numbers
005	Basic Services-Const	Labor	08-NOV-2024	Bernardin, Jennifer Ann	2.00	Attend meeting, submittal/RFI coordination
005	Basic Services-Const	Labor	11-NOV-2024	Bernardin, Jennifer Ann	1.00	Draft agenda for internal meeting, respond to emails, submittal coordination
005	Basic Services-Const	Labor	12-NOV-2024	Bernardin, Jennifer Ann	2.00	Submittal RFI coordination, follow up with contractor, prepare agenda and action items
005	Basic Services-Const	Labor	13-NOV-2024	Bernardin, Jennifer Ann	2.50	Attend meeting, take meeting minutes and follow up action items
005	Basic Services-Const	Labor	14-NOV-2024	Bernardin, Jennifer Ann	1.00	Submittal coordination
005	Basic Services-Const	Labor	15-NOV-2024	Bernardin, Jennifer Ann	2.00	Submittal coordination
005	Basic Services-Const	Labor	18-NOV-2024	Bernardin, Jennifer Ann	2.00	Attend contractor construction meeting, submittal coordination
005	Basic Services-Const	Labor	19-NOV-2024	Bernardin, Jennifer Ann	3.50	Submittal coordination, review and respond to emails, filing
005	Basic Services-Const	Labor	20-NOV-2024	Bernardin, Jennifer Ann	2.00	Submittal coordination, review and respond to emails
005	Basic Services-Const	Labor	21-NOV-2024	Bernardin, Jennifer Ann	2.00	Submittal coordination, review and respond to emails
005	Basic Services-Const	Labor	22-NOV-2024	Bernardin, Jennifer Ann	2.00	Submittal coordination, review and respond to emails
005	Basic Services-Const	Labor	25-NOV-2024	Bernardin, Jennifer Ann	2.50	Submittal coordination, review and respond to emails
005	Basic Services-Const	Labor	26-NOV-2024	Bernardin, Jennifer Ann	2.00	Submittal coordination, review and respond to emails, draft agenda and review COI for SEH
005	Basic Services-Const	Labor	27-NOV-2024	Bernardin, Jennifer Ann	2.00	Attend construction progress meeting and take notes, follow up action items. Submittal coordination
005	Basic Services-Const	Labor	06-NOV-2024	Brooks, Tracey L	1.00	Phone call & coordination
005	Basic Services-Const	Labor	26-NOV-2024	Hopkins, Melissa Lee Clough	0.50	RFI 74
005	Basic Services-Const	Labor	05-NOV-2024	Konda, Teresa C	0.25	
005	Basic Services-Const	Labor	08-NOV-2024	Konda, Teresa C	0.25	
005	Basic Services-Const	Labor	13-NOV-2024	Konda, Teresa C	1.00	
005	Basic Services-Const	Labor	18-NOV-2024	Konda, Teresa C	0.25	
005	Basic Services-Const	Labor	27-NOV-2024	Konda, Teresa C	1.25	
005	Basic Services-Const	Labor	13-NOV-2024	Marion, Marcia L	1.00	
005	Basic Services-Const	Labor	16-NOV-2024	Mulvihill, Jerome Wayne	3.00	
005	Basic Services-Const	Labor	05-NOV-2024	Prusakiewicz, Joshua R	1.00	PM tasks
005	Basic Services-Const	Labor	06-NOV-2024	Prusakiewicz, Joshua R	1.00	PM tasks, submittal/RFI reviews
005	Basic Services-Const	Labor	07-NOV-2024	Prusakiewicz, Joshua R	6.00	PM tasks, submittal/RFI reviews, change order negotiations
005	Basic Services-Const	Labor	13-NOV-2024	Prusakiewicz, Joshua R	1.00	bi-weekly meeting, submittal/RFIs
005	Basic Services-Const	Labor	14-NOV-2024	Prusakiewicz, Joshua R	1.00	submittal/RFIs
005	Basic Services-Const	Labor	18-NOV-2024	Prusakiewicz, Joshua R	2.00	contractor meeting, submittal/RFI reviews
005	Basic Services-Const	Labor	22-NOV-2024	Prusakiewicz, Joshua R	2.00	contractor meeting, submittal/RFI reviews
005	Basic Services-Const	Labor	26-NOV-2024	Prusakiewicz, Joshua R	2.00	submittal/RFI support
005	Basic Services-Const	Labor	27-NOV-2024	Prusakiewicz, Joshua R	1.00	construction meeting
005	Basic Services-Const	Labor	04-NOV-2024	Rickert, John S	1.00	
005	Basic Services-Const	Labor	04-NOV-2024	Trapp, Scott J	0.50	
005	Basic Services-Const	Labor	13-NOV-2024	Trapp, Scott J	2.00	
005	Basic Services-Const	Labor	15-NOV-2024	Trapp, Scott J	1.00	
					63.50	
006	Resident Project Rep	Subcontractors-Other	13-NOV-2024	Coleman Engineering Company	9,590.00	Subconsultant for City of Ironwood
100	Coleman	Subcontractors-Other	13-NOV-2024	Coleman Engineering Company	2,126.50	Subconsultant for City of Ironwood



Coleman Engineering Company
635 Circle Dr
Iron Mountain, MI 49801

November 13, 2024
 Project No: 210444
 Invoice No: 53393

Josh Prusakewicz
 HDR, Inc.
 1000 Oakbrook Drive
 Suite 200
 Ann Arbor, MI 48104-6815

Project 210444 City of Ironwood Water Treatment Plant

Services from October 6, 2024 to November 2, 2024

 Billing Group B Construction Services

Phase 1 Resident Project Representative

Professional Services

	Hours	Rate	Amount	
Engineer 25	2.00	220.00	440.00	
Engineer 11	75.25	120.00	9,030.00	
Technician 24	1.00	120.00	120.00	
Totals	78.25		9,590.00	
Total Labor				9,590.00

Total this Phase \$9,590.00

Total this Billing Group \$9,590.00

 Billing Group C Other Engineering Services

Phase 4 Cost Tracking

Professional Services

	Hours	Rate	Amount	
Clerical 5	.25	87.00	21.75	
Engineer 25	7.00	220.00	1,540.00	
Technician 21	.25	99.00	24.75	
Totals	7.50		1,586.50	
Total Labor				1,586.50

Compressive Strength Concrete Cylinder	2.0 Tests @ 25.00	50.00	
Hold Specimen (Not Tested)	1.0 Each @ 10.00	10.00	
		60.00	60.00

Total this Phase \$1,646.50

 Phase 7 Civil Record Plans

Professional Services

	Hours	Rate	Amount	
Engineer 11	4.00	120.00	480.00	
Totals	4.00		480.00	
Total Labor				480.00

Project	210444	City of Ironwood Water Treatment Plant	Invoice	53393
			Total this Phase	\$480.00
			Total this Billing Group	\$2,126.50
			Total this Invoice	\$11,716.50

Authorized
By:

Jeff Sjoquist

Date:

11-13-24

Jeffrey Sjoquist

Contractor's Application for Payment No.

1

Application Period: 10/1/2024 - 11/16/2024		Application Date: 12/9/2024
To (Owner): City of Ironwood	From (Contractor): Jake's Excavating & Landscaping, LLC	Via (Engineer): Coleman Engineering Company
Project: TMF Water Service Exploration	Contract: TMF Water Service Exploration	
Owner's Contract No.:	Contractor's Project No.:	Engineer's Project No.: 240696

**Application For Payment
Change Order Summary**

Approved Change Orders		
Number	Additions	Deductions
TOTALS		
NET CHANGE BY CHANGE ORDERS		

1. ORIGINAL CONTRACT PRICE.....	\$ 510,185.00
2. Net change by Change Orders.....	\$
3. Current Contract Price (Line 1 ± 2).....	\$ 510,185.00
4. TOTAL COMPLETED AND STORED TO DATE (Column F total on Progress Estimates).....	\$ 93,702.60
5. RETAINAGE:	
a. 5% X \$93,702.60 Work Completed.....	\$ 4,685.13
b. X Stored Material.....	\$
c. Total Retainage (Line 5.a + Line 5.b).....	\$ 4,685.13
6. AMOUNT ELIGIBLE TO DATE (Line 4 - Line 5.c).....	\$ 89,017.47
7. LESS PREVIOUS PAYMENTS (Line 6 from prior Application).....	\$
8. AMOUNT DUE THIS APPLICATION.....	\$ 89,017.47
9. BALANCE TO FINISH, PLUS RETAINAGE (Column G total on Progress Estimates + Line 5.c above).....	\$ 421,167.53

Contractor's Certification

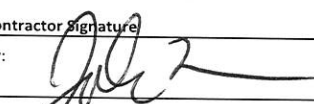
The undersigned Contractor certifies, to the best of its knowledge, the following:

(1) All previous progress payments received from Owner on account of Work done under the Contract have been applied on account to discharge Contractor's legitimate obligations incurred in connection with the Work covered by prior Applications for Payment;


(2) Title to all Work, materials and equipment incorporated in said Work, or otherwise listed in or covered by this Application for Payment, will pass to Owner at time of payment free and clear of all Liens, security interests, and encumbrances (except such as are covered by a bond acceptable to Owner indemnifying Owner against any such Liens, security interest, or encumbrances); and

(3) All the Work covered by this Application for Payment is in accordance with the Contract Documents and is not defective.

Contractor Signature: _____

By:  Date: 11/25/2024

Payment of: \$ 89,017.47
(Line 8 or other - attach explanation of the other amount)

is recommended by:  11/25/2024
(Engineer) (Date)

Payment of: \$ _____
(Line 8 or other - attach explanation of the other amount)

is approved by: _____
(Owner) (Date)

Approved by: _____
Funding or Financing Entity (if applicable) (Date)

City of Ironwood			Original Contract			Pay App #1		
TMF Water Service Exploration Project								
CEC Project No: EI-240696								
Item No.	Description	Unit	Qty.	Unit Price	Total	Total Quantity	Total Cost	
1	Mobilization, Max (5%)	LSUM	1	\$ 15,000.00	\$ 15,000.00	0.5	\$ 7,500.00	
2	Pavt, Rem	SYD	29	\$ 50.00	\$ 1,450.00		\$ -	
3	Sidewalk, Rem	SYD	381	\$ 18.00	\$ 6,858.00	4.7	\$ 84.60	
4	Aggregate Base, 9 inch	SYD	100	\$ 25.00	\$ 2,500.00		\$ -	
5	HMA Surface, Rem	SYD	100	\$ 25.00	\$ 2,500.00		\$ -	
6	HMA, 5EL	TON	20	\$ 300.00	\$ 6,000.00		\$ -	
7	Driveway, Nonreinf Con, 6 inch	SYD	29	\$ 225.00	\$ 6,525.00		\$ -	
8	Sidewalk, Conc, 6 inch	SFT	3425	\$ 20.00	\$ 68,500.00	42	\$ 840.00	
9	Curb and Gutter Rem	FT	150	\$ 10.00	\$ 1,500.00		\$ -	
10	Curb and Gutter, Conc, Det C2	FT	150	\$ 82.00	\$ 12,300.00		\$ -	
11	Water Service Exploration	EA	548	\$ 699.00	\$ 383,052.00	122	\$ 85,278.00	
12	Flowable Fill, Non-Structural, Excavatable	CYD	20	\$ 200.00	\$ 4,000.00		\$ -	
					TOTAL	\$ 510,185.00	Total Pay App	\$ 93,702.60



December 4, 2024

Mr. Paul Anderson, PE
City Manager
City of Ironwood
213 S. Marquette
Ironwood, MI 49938

RE: Water Treatment Plant Phase 2 – Amendment 1

Dear Mr. Anderson:

Please find HDR Michigan, Inc.'s (HDR) request for change order Amendment 1 for the Phase 2 Ironwood Water Treatment Plant. This change order is an amendment to the Agreement Between Owner and Engineer for Professional Services dated 12/28/23.

PART 1.0 BACKGROUND:

Over the last several years, HDR Michigan, Inc. has been supporting the City of Ironwood (City) as the Engineer of Record for the Ironwood Water Treatment Plant (WTP) Phase 1 and 2 projects. Phase 1 of the project included the pumping station and shell of the water treatment plant. This Phase 2 project includes the treatment filters, clearwell, garage, and infiltration basin.

Phase 2 of the project is funded by a grant from the Michigan Department of Environment, Great Lakes and Environment (EGLE). This grant includes federal funds with requirements that the project comply with Buy America, Build America (BABA) requirements. Given the relative newness of the BABA requirements and lack of firm procedures and processes defined by ELGE or the federal government, at the time, the Phase 2 Engineering contract between HDR and the City included an allowance with somewhat undefined scope for HDR to assist the City with BABA requirements for Phase 2.

To date HDR has supported the City through Design, Bidding and early Construction Phase with BABA compliance tasks such as:

- Reaching out to numerous material and equipment vendors regarding their ability to meet BABA requirements
- Incorporating our findings into our construction documents
- Multiple communications and meetings with EGLE to support the BABA compliance efforts
- Exploring project and product level waivers
- Preparing a product waiver for the greensand filter media

At this time approximately \$30,000 of labor charges have been expended against the original allowance budget of \$20,000. HDR has communicated this budget status in our monthly progress reports and have had discussion with staff regarding increasing the allowance to provide funds to cover incurred costs and allow for continued support to the City for BABA compliance during the remainder of the construction of Phase 2. This amendment request is in response to those discussions.



PART 3.0 SCOPE OF SERVICES:

Task – Additional Buy America, Build America (BABA) Support

Continue As-Needed BABA compliance support during construction phase of Phase 2, beyond review of contractor provided BABA certification documentation in shop drawings/submittal packages, to include:

- Assisting with the research for the resolution of non-compliant materials and equipment proposed by the Contractor
- Assisting with developing product level waiver requests if necessary for submittal to EGLE
- Correspondence, meetings and documentation of such with EGLE

Given the unknown level of effort to complete the BABA compliance activities, the requested fee increase represents a reasonable amount to continue providing support similar to the level provided through design phase. Fee will be billed on a Time and Materials Basis, as per the contract and HDR will seek approval from the City to expend time on new BABA efforts, prior to billing this allowance.

Deliverables:

- As required by EGLE and requested by City of Ironwood.

PART 4.0 ADDITIONAL FEES:

HDR will perform the above Scope of Work on a time and materials basis with an upper limit of **\$20,000**, including expenses billed at cost.

Task	Base Contract Amount	Amendment #1	Total Revised Contract Amount
Prepare Bidding Contract Documents	\$165,000	-	\$165,000
Submit Plans to EGLE and SRF	\$10,000	-	\$10,000
Bidding	\$23,000	-	\$23,000
Construction Administration	\$250,000	-	\$250,000
Resident Project Representative	\$208,000	-	\$208,000
Additional Services	\$117,000	-	\$142,000
<i>Survey</i>	<i>\$10,000</i>	-	<i>\$10,000</i>
<i>Davis Bacon Wage Rate Compliance and SRF Admin</i>	<i>\$30,000</i>	-	<i>\$30,000</i>



Task	Base Contract Amount	Amendment #1	Total Revised Contract Amount
<i>Environmental Clearance Assistance</i>	\$5,000	-	\$5,000
<i>BABA Assistance</i>	\$20,000	\$20,000	\$40,000
<i>Materials Testing</i>	\$33,000	-	\$33,000
<i>As-Built Drawings</i>	\$19,000	-	\$19,000
O&M Manual and SOP Development	\$50,000	-	\$50,000
Operator Training	\$16,000	-	\$16,000
On-Site System Startup and Commissioning Support	\$110,000	-	\$110,000
Total Cost	\$949,000	\$20,000	\$969,000

Thank you for the opportunity to propose these services. If you have any questions, please contact me at 734.332.6393 or via e-mail at josh.prusakiewicz@hdrinc.com.

Sincerely,
 HDR Michigan, Inc.

Josh Prusakiewicz

Josh Prusakiewicz (Dec 5, 2024 12:12 EST)

Josh Prusakiewicz
 Project Manager

K. Soubra

Khaled Soubra, PhD, PE, LEED AP
 Vice President, Michigan Area Manager



Change Order #1

Date: December 6, 2024

Contract: 2024 Ironwood Pavement Markings

Contractor: PK Contracting

The following changes are made to the existing contract:

Installed quantities for the area in the contract varied from what was in the original contract. CO1 balances these quantities to what was installed. See attached spreadsheet for breakdown of quantities.

Original Contract:	\$37,786.00
<u>CO1 Amount:</u>	<u>\$5,328.88</u>
Total Contract w/ CO's:	\$43,114.88

Signed:

City of Ironwood

Date

Carly K. [Signature]
Contractor / PK Contracting

12 | 6 | 2024
Date



MAIN OFFICE
 1965 Barrett Drive
 Troy, MI 48084-5372
 PHONE 248-362-2130
 FAX 248-362-4969

INVOICE

TO: CITY OF IRONWOOD
 213 SOUTH MARQUETTE STREET
 IRONWOOD, MI 49938

ALONENJ@IRONWOODMI.GOV

INVOICE DATE: 11.13.2024
 DUE DATE: UPON RECEIPT

PK INVOICE# 246031-4
 IRONWOOD; CITY OF 2024
 SPECIALS

PAVEMENT MARKINGS

WORK OF: 5.23.2024

ITEM CODE	DESCRIPTION	PK completed to date	UNIT Price	Due This Period
3	WATERBORNE BICYCLE SYMBOLS	20.00	\$ 47.000	\$ 940.00
4	WATERBORNE TURN ARROWS	28.00	\$ 65.000	\$ 1,820.00
5	WATERBORNE 6" CROSSWALKS	8,213.00	\$ 0.900	\$ 7,391.70
6	WATERBORNE 12" CROSSWALKS	2,006.00	\$ 1.250	\$ 2,507.50
7	WATERBORNE SCHOOL ZONE 12" CROSSWALK	38.00	\$ 6.350	\$ 241.30
8	WATERBORNE 18" STOP BARS	2,375.00	\$ 1.850	\$ 4,393.75
9	WATERBORNE ONLY SYMBOLS	5.00	\$ 100.000	\$ 500.00
10	WATERBORNE YELLOW CURB PAINT	4,603.00	\$ 1.150	\$ 5,293.45
11	WATERBORNE CHARGING STALL	2.00	\$ 30.000	\$ 60.00
12	WATERBORNE PARKING STALL	157.00	\$ 11.000	\$ 1,727.00
13	ADA SYMBOLS	16.00	\$ 30.000	\$ 480.00
1	WATERBORNE 4" WHITE	51,471.00	\$ 0.082	\$ 4,220.62
0	WATERBORNE 4" YELLOW	2,325.00	\$ 0.082	\$ 190.65
2	WATERBORNE 4"DY	78,523.00	\$ 0.170	\$ 13,348.91

Please pay from this invoice

BALANCE DUE \$ 43,114.88

NASI CONSTRUCTION, LLC

Invoice

FAX: 715-561-3065
PO BOX 244
HURLEY, WI 54534

Date	Invoice #
11/7/2024	11/7/24

Bill To
CITY OF IRONWOOD ATT: PAUL ANDERSON 213 S. MARGUETTE ST. IRONWOOD, MI 49938

DATE RECEIVED 11/12/24
P.O. # Civic Ctr.
SIGNATURE _____
APPROVED DATE _____
ACCT # _____

P.O. No.	Terms	Project
		2024 (C) CIVIC CENTER ...

Quantity	Description	Rate	Amount
	CONTRACT TO REPAIR SNOW DAMAGE INSURANCE CLAIM AT CIVIC CENTER COMPLETE	113,102.00	113,102.00
	Sales Tax WI	5.50%	0.00
		Total	\$113,102.00

GENERAL CONTRACTOR
COMMERCIAL
INDUSTRIAL
RESIDENTIAL

NASI
CONSTRUCTION, LLC

P.O. BOX 244
700 GRANITE ST.
HURLEY, WI 54534
PHONE: 715-561-5153
FAX: 715-561-3065
www.wnasi.com

PROPOSAL

PROPOSAL SUBMITTED TO: City of Ironwood
ATTENTION: Paul Anderson
STREET: 213 S. Marguette Street
CITY: Ironwood
PHONE: 906-932-5050 ext.116
JOB NAME: Ironwood Civic Center Snow Damage

DATE: 7/18/24

STATE: MI

ZIP: 49938

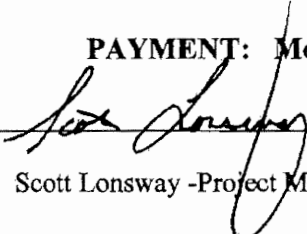
WE HEREBY SUBMIT SPECIFICATIONS AND ESTIMATES FOR: The Materials, Equipment and Labor To: Remove and Reinstall All Damaged Metal Wall Sheeting and Trims on North and South Wall Lines, Remove and Replace Minor Areas of Drywall and Insulation Damage in Main Entry. Remove and Replace Damaged CMU's in Three Locations Due to Snow Damage. Plumbing/HVAC repairs include: 4 Vent Caps on North and South Wall Lines, 2 Louver Vents, Repair Broken PVC on South Wall Line, Repair Damage Gas Piping to Unit on East Wall Line. Cleanup/Restoration of Equipment Traffic.

DOES NOT INCLUDE: Permits, Plans, State Approved Plans, Electrical, or anything not listed above.

WE PROPOSE hereby to furnish materials and labor complete in accordance with above specifications, for the sum of: \$113,102.00 One Hundred Thirteen Thousand One Hundred Two Dollars

PAYMENT: Monthly

AUTHORIZED SIGNATURE: _____


Scott Lonsway -Project Manager

NOTE: This proposal may be withdrawn by us if not accepted within **30 DAYS**.

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration of deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry Builders Risk, fire, tornado and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance.

ACCEPTANCE OF PROPOSAL: The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

DATE OF ACCEPTANCE: 7/22/24

SIGNATURE: 

TERMS: Net 30 Days. Past due charge 1.5% monthly (18% APR).

"Build with the Best"

ACCESS AND DEMOLITION AGREEMENT

ACCESS AND DEMOLITION AGREEMENT, dated as of December 5, 2024, between the Gogebic County Land Bank Authority, a Michigan public body corporate, whose address is 200 N. Moore St., Bessemer, MI 49911 (the “**Land Bank**”) and The City of Ironwood whose address is 213 S. Marquette St., Ironwood, MI 49938 (“**Landowner**”).

Recitals

1. The Land Bank is seeking funds from the Michigan State Land Bank Authority’s (the “SLBA”) Blight Elimination Program RFP 2023-009 ROUND 4 to complete blight elimination and demolition activities in Gogebic County.
2. Landowner owns the real property which is identified on the attached Exhibit A (the “Subject Property”).
3. There are one or more structures located on the Subject Property which are blighted and which the Land Bank and Landowner agree require demolition. Such structures are identified on the attached Exhibit B (the “Blighted Structures”).
4. This Access and Demolition Agreement is necessary to permit the Land Bank to seek funding through Blight Elimination Program RFP 2023-009 ROUND 4 and to accomplish Demolition Activities, as outlined further below, if funding is ultimately awarded.

Accordingly, in consideration of the mutual promises stated in this Agreement, the Parties agree as follows:

1. Recitals. The foregoing Recitals are expressly incorporated as part of this Agreement, and the Parties confirm and represent to one another that said Recitals are true and correct to the best of their knowledge, information, and belief.

2. Access to Subject Property. The Land Bank and its agents and authorized representatives shall have the right to enter upon the Subject Property for any purpose related to the Land Bank’s response to Blight Elimination Program RFP 2023-009 ROUND 4 and to complete any Demolition Activities as contemplated by this Agreement. The Land Bank’s right to access the Subject Property shall commence upon the effective date of this Agreement.

3. Demolition Activities. If the Land Bank is awarded funding pursuant to Blight Elimination Program RFP 2023-009 ROUND 4, the Land Bank shall complete Demolition Activities on the Subject Property. Demolition Activities shall mean the removal of the Blighted Structures as well as any accompanying debris located on the Subject Property as well as any necessary fill and grading required to render the Subject Property safe due to the removal of the Blighted Structures. All Demolition Activities shall be completed by a licensed and insured contractor in a manner consistent with all applicable building, zoning, permitting, and environmental requirements. Demolition Activities shall be considered complete upon the provisions of written certification of same to Landowner by the Land Bank.

4. Obligations Contingent Upon Funding. The Land Bank's obligation to complete Demolition Activities as outlined in this Agreement is contingent upon the Land Bank being awarded funding pursuant to the SLBA's Blight Elimination Program RFP 2023-009 ROUND 4. If the Land Bank is not awarded funding pursuant to Blight Elimination Program RFP 2023-009 ROUND 4, the Land Bank shall have no further obligation with respect to this Agreement and this Agreement shall be null and void.

5. Right to Terminate. The Land Bank shall have the right to terminate this Agreement prior to the commencement of Demolition Activities if funding received pursuant to Blight Elimination Program RFP 2023-009 ROUND 4 is not sufficient to cover said Demolition Activities. Termination shall be effective upon written notice to Landowner of the Land Bank's exercise of said right to terminate.

6. Representations and Warranties

The Parties represent and warrant that they have read, understand, and agree to this Agreement and that the terms hereof are contractual and not by way of recital, and that they have signed this Agreement of their own free will; and that in making this Agreement they have obtained the advice of legal counsel if so desired.

Each party represents and warrants that the person signing this Agreement has authority to bind the party and enter into the Agreement.

Landowner represents and warrants that they own the Subject Property and have not heretofore sold, conveyed, or assigned to any other person or entity all or any portion of title to the Subject Property.

7. Waiver. Waiver of any right of the Parties under this Agreement shall not constitute a subsequent or continuing waiver of such right or any other rights under this Agreement.

8. Severability. Wherever possible each provision of this Agreement shall be interpreted in such manner as to be valid under applicable law, but if any provision of this Agreement shall be invalid or prohibited thereunder, such provision shall be ineffective to the extent of such prohibition without invalidating the remainder of such provision or the remaining provisions of this Agreement.

9. Binding Effect. This Agreement shall be binding upon and inure to the benefit of the Parties hereto, and their respective successors, heirs, personal representatives, and assigns.

10. Governing Law. This Agreement shall be deemed to have been executed and delivered within the State of Michigan, and the rights and obligations of the Parties hereunder shall be construed and enforced in accordance with, and governed by, the laws of the State of Michigan without regard to principles of conflict of law.

11. Entire Agreement. This Agreement supersedes all prior agreements between the Parties with respect to its subject matter and constitutes a complete and exclusive statement of the terms of the agreement between the Parties.

12. Counterparts and Electronic Signatures. This Agreement may be executed in one or more counterparts, each of which is deemed an original but all of which together shall constitute one agreement. A signed copy of this Agreement transmitted by facsimile, email or other means of electronic transmission shall be deemed to have the same legal effect as delivery of an original executed copy of this Agreement for all purposes.

To evidence the Parties' agreement to this Agreement, each party has executed and delivered it on the date indicated under that party's signature.

Gogebic County Land Bank Authority

By: _____
Lisa Hewitt, Treasurer/GCLBA Chair
Gogebic County

Date: _____

Landowner

Paul Anderson, City Manager

Date: _____

EXHIBIT A
SUBJECT PROPERTY

The following parcel of real property located in City of Ironwood, County of Gogebic County, State of Michigan:

LOTS 17 & 18 BLOCK 4 NELSON'S ADDITION

Commonly known 456 E Tamarack St., Ironwood, MI 49938 and further identified by tax parcel ID number 52-26-106-040

**EXHIBIT B
BLIGHTED STRUCTURES**



**MEMORANDUM OF UNDERSTANDING
CITY OF HURLEY, WISCONSIN
AND
CITY OF IRONWOOD, MICHIGAN**

**Poplar Street/W Norrie Street Over Montreal River
WI Bridge ID B-26-34/MI Bridge ID STR 12851**

I. PURPOSE

This Memorandum of Understanding (MOU) is entered into this _____ day of _____, 2024, by the City of Hurley, WI and City of Ironwood, MI to identify the bridge safety inspection responsibilities according to Title 23, Code of Federal Regulations, part 650, subpart C – Titled, National Bridge Inspection Standards (NBIS) for the jointly owned, operated, and maintained Poplar Street/W Norrie Street Bridge Over Montreal River (WI Bridge ID B-26-34/MI Bridge ID STR 12851).

II. BACKGROUND

23 USC 144(h) requires the Secretary of Transportation to "establish and maintain inspection standards for the proper inspection and evaluation of all highway bridges and tunnels for safety and serviceability." Regulations adopted by the Secretary, 23 CFR 650.307(a), require:

Each State transportation department must perform, or cause to be performed, the proper inspection and evaluation of all highway bridges that are fully or partially located within the State's boundaries, except for bridges that are owned by Federal agencies or Tribal governments.

23 CFR 650.305 defines a "public road" by reference to *the* definition at 23 USC 101(a)(22). 23 USC 101(a)(22) defines "public road" as:

[A]ny road or street under the jurisdiction of and maintained by a public authority and open to public travel.

23 USC 101(a)(21) defines a "public authority" as:

[S]tate, county, town, or township, Indian tribe, municipal or other local government or instrumentality with authority to finance, build, operate or maintain toll or toll-free facilities.

23 CFR 650.305 defines a "bridge" by reference to the definition as:

A structure including supports erected over a depression or an obstruction, such as water, highway, or railway, and having a track or passageway for carrying traffic or other moving loads, and having an opening measured along the center of the roadway of more than 20 feet between under copings of abutments or spring lines of arches, or extreme ends of openings for multiple boxes; it includes multiple pipes, where the clear distance between openings is less than half of the smaller contiguous opening.

23 CFR 650.305 defines "highway" as defined in 23 USC 101. 23 USC 101 defines highway to include:

*(A) A road, street, and parkway;
(B) a right of way, bridge, railroad-highway crossing, tunnel, drainage structure, including public roads on dams, sign, guardrail, and protective structure, in connection with a highway, and*

(C) a portion of any interstate or international bridge or tunnel and the approaches thereto, the cost of which is assumed by a state transportation department, including such facilities as may be required by the United States Customs and Immigration Services in connection with the operation of an international bridge or tunnel.

Given the above definitions, which are applicable to 23 CFR 650.307(d), the border bridges between Wisconsin and Michigan are "located on public roads or highways" for purposes of federal law. Therefore, where a bridge crosses a border between a transportation government jurisdiction, all entities must determine through a joint written agreement the responsibilities of each entity for that bridge under this subpart, including the designated lead State for reporting National Bridge Inventory (NBI) data.

III. AGREEMENT

The Federal Highway Administration (FHWA) Specifications for the National Bridge Inventory (SNBI) require reporting the border bridge inspection responsibility and designated lead state.

Wisconsin Department of Transportation (WisDOT) has agreed to be the Designated Lead State for this bridge. The Designated Lead State is responsible for reporting the NBI data to FHWA. The lead state will coordinate and cause to have the required inspections completed per NBIS. Any changes in responsibility will be determined and agreed upon by WisDOT, Michigan Department of Transportation (MDOT), the City of Hurley, WI, the City of Ironwood, MI, and the Iron County Highway Department, WI.

The Iron County Highway Department, WI agrees to be responsible for completing or causing to be completed the bridge safety inspections meeting the requirements of the NBIS and WisDOT's Structure Inspection Manual (SIM). The county is responsible for the following:

1. Coordinate and cause to have the inspections completed on time within the tolerances allowed by the NBIS and WisDOT's SIM.
2. Ensure inspections are performed by team leaders that meet the requirements specified in 23 CFR 650.309 and WisDOT's Structure Inspection Manual (SIM).
3. Ensure inspection results and data is loaded into WisDOT's electronic database Highway Structure Information System (HSIS) within 3 months of the completed field portion of the inspection.
4. Supply copies of the inspection report to MDOT and the City of Ironwood, MI partners in a timely manner.

The partner jurisdictions, identified as the bridge shared owners, will determine maintenance actions and responsibilities based on the inspection results. The jurisdictions will meet to discuss required maintenance actions after the completion of the inspection.

COST APPORTIONMENT

The inspection costs will be shared equally between the jurisdictions. The Iron County Highway Department, WI will coordinate and cause the bridge to be inspected and will invoice the City of Hurley, WI for 100% of the inspection costs. The City of Hurley, WI will invoice the City of Ironwood, MI for 50% of all inspection costs. Costs include all inspection related items including but not limited to traffic control, access equipment rental, and administrative.

The maintenance cost share will be 50/50 for each jurisdiction, unless another arrangement is agreed upon by both jurisdictions.

IV. TERM

This Memorandum of Understanding will be in effect for a period of thirty years after the award date.

V. TERMINATION

Upon written notice of at least ninety (90) days, this Memorandum of Understanding may be terminated by either party for convenience.

VII. SIGNATURE

This Contract shall become binding on the parties hereto and of full force and effect upon the signing thereof by the duly authorized officials for the City of Hurley, WI, for the City of Ironwood, MI, for the Iron County Highway Department, WI, for the Wisconsin Department of Transportation, and for the Michigan Department of Transportation

CITY OF IRONWOOD, MICHIGAN

_____	_____	_____
Paul Anderson	City Manager/City Engineer	Date

MICHIGAN DEPARTMENT OF TRANSPORTATION

_____	_____	_____
Rebecca Curtis	Chief Bridge Engineer/Director	Date

CITY OF HURLEY, WISCONSIN

_____	_____	_____
Joanne Bruneau	Mayor	Date

IRON COUNTY HIGHWAY DEPARTMENT, WISCONSIN

_____	_____	_____
Kasey Krall	Highway Commissioner	Date

WISCONSIN DEPARTMENT OF TRANSPORTATION

_____	_____	_____
Josh Dietsche	Director – Bureau of Structures	Date

**MEMORANDUM OF UNDERSTANDING
TOWN OF OMA, WISCONSIN
AND
CITY OF IRONWOOD, MICHIGAN**

**Dupont Road Over Montreal River
WI Bridge ID B-26-32/MI Bridge ID STR 12849**

I. PURPOSE

This Memorandum of Understanding (MOU) is entered into this _____ day of _____, 2024, by the Town of Oma, WI and City of Ironwood, MI to identify the bridge safety inspection responsibilities according to Title 23, Code of Federal Regulations, part 650, subpart C – Titled, National Bridge Inspection Standards (NBIS) for the jointly owned, operated, and maintained Dupont Road Bridge Over Montreal River (WI Bridge ID B-26-32/MI Bridge ID STR 12849).

II. BACKGROUND

23 USC 144(h) requires the Secretary of Transportation to "establish and maintain inspection standards for the proper inspection and evaluation of all highway bridges and tunnels for safety and serviceability." Regulations adopted by the Secretary, 23 CFR 650.307(a), require:

Each State transportation department must perform, or cause to be performed, the proper inspection and evaluation of all highway bridges that are fully or partially located within the State's boundaries, except for bridges that are owned by Federal agencies or Tribal governments.

23 CFR 650.305 defines a "public road" by reference to *the* definition at 23 USC 101(a)(22). 23 USC 101(a)(22) defines "public road" as:

[A]ny road or street under the jurisdiction of and maintained by a public authority and open to public travel.

23 USC 101(a)(21) defines a "public authority" as:

[S]tate, county, town, or township, Indian tribe, municipal or other local government or instrumentality with authority to finance, build, operate or maintain toll or toll-free facilities.

23 CFR 650.305 defines a "bridge" by reference to the definition as:

A structure including supports erected over a depression or an obstruction, such as water, highway, or railway, and having a track or passageway for carrying traffic or other moving loads, and having an opening measured along the center of the roadway of more than 20 feet between under copings of abutments or spring lines of arches, or extreme ends of openings for multiple boxes; it includes multiple pipes, where the clear distance between openings is less than half of the smaller contiguous opening.

23 CFR 650.305 defines "highway" as defined in 23 USC 101. 23 USC 101 defines highway to include:

*(A) A road, street, and parkway;
(B) a right of way, bridge, railroad-highway crossing, tunnel, drainage structure, including public roads on dams, sign, guardrail, and protective structure, in connection with a highway, and*

(C) a portion of any interstate or international bridge or tunnel and the approaches thereto, the cost of which is assumed by a state transportation department, including such facilities as may be required by the United States Customs and Immigration Services in connection with the operation of an international bridge or tunnel.

Given the above definitions, which are applicable to 23 CFR 650.307(d), the border bridges between Wisconsin and Michigan are "located on public roads or highways" for purposes of federal law. Therefore, where a bridge crosses a border between a transportation government jurisdiction, all entities must determine through a joint written agreement the responsibilities of each entity for that bridge under this subpart, including the designated lead State for reporting National Bridge Inventory (NBI) data.

III. AGREEMENT

The Federal Highway Administration (FHWA) Specifications for the National Bridge Inventory (SNBI) require reporting the border bridge inspection responsibility and designated lead state.

Wisconsin Department of Transportation (WisDOT) has agreed to be the Designated Lead State for this bridge. The Designated Lead State is responsible for reporting the NBI data to FHWA. The lead state will coordinate and cause to have the required inspections completed per NBIS. Any changes in responsibility will be determined and agreed upon by WisDOT, Michigan Department of Transportation (MDOT), the Town of Oma, WI, the City of Ironwood, MI, and the Iron County Highway Department, WI.

The Iron County Highway Department, WI agrees to be responsible for completing or causing to be completed the bridge safety inspections meeting the requirements of the NBIS and WisDOT's Structure Inspection Manual (SIM). The county is responsible for the following:

1. Coordinate and cause to have the inspections completed on time within the tolerances allowed by the NBIS and WisDOT's SIM.
2. Ensure inspections are performed by team leaders that meet the requirements specified in 23 CFR 650.309 and WisDOT's Structure Inspection Manual (SIM).
3. Ensure inspection results and data is loaded into WisDOT's electronic database Highway Structure Information System (HSIS) within 3 months of the completed field portion of the inspection.
4. Supply copies of the inspection report to MDOT and the City of Ironwood, MI partners in a timely manner.

The partner jurisdictions, identified as the bridge shared owners, will determine maintenance actions and responsibilities based on the inspection results. The jurisdictions will meet to discuss required maintenance actions after the completion of the inspection.

COST APPORTIONMENT

The inspection costs will be shared equally between the jurisdictions. The Iron County Highway Department, WI will coordinate and cause the bridge to be inspected and will invoice the Town of Oma, WI for 100% of the inspection costs. The Town of Oma, WI will invoice the City of Ironwood, MI for 50% of all inspection costs. Costs include all inspection related items including but not limited to traffic control, access equipment rental, and administrative.

The maintenance cost share will be 50/50 for each jurisdiction, unless another arrangement is agreed upon by both jurisdictions.

IV. TERM

This Memorandum of Understanding will be in effect for a period of thirty years after the award date.

V. TERMINATION

Upon written notice of at least ninety (90) days, this Memorandum of Understanding may be terminated by either party for convenience.

VII. SIGNATURE

This Contract shall become binding on the parties hereto and of full force and effect upon the signing thereof by the duly authorized officials for the Town of Oma, WI, for the City of Ironwood, MI, for the Iron County Highway Department, WI, for the Wisconsin Department of Transportation, and for the Michigan Department of Transportation

CITY OF IRONWOOD, MICHIGAN

_____	_____	_____
Paul Anderson	City Manager/City Engineer	Date

MICHIGAN DEPARTMENT OF TRANSPORTATION

_____	_____	_____
Rebecca Curtis	Chief Bridge Engineer/Director	Date

TOWN OF OMA, WISCONSIN

_____	_____	_____
Steve Finco	Chairman	Date

IRON COUNTY HIGHWAY DEPARTMENT, WISCONSIN

_____	_____	_____
Kasey Krall	Highway Commissioner	Date

WISCONSIN DEPARTMENT OF TRANSPORTATION

_____	_____	_____
Josh Dietsche	Director – Bureau of Structures	Date